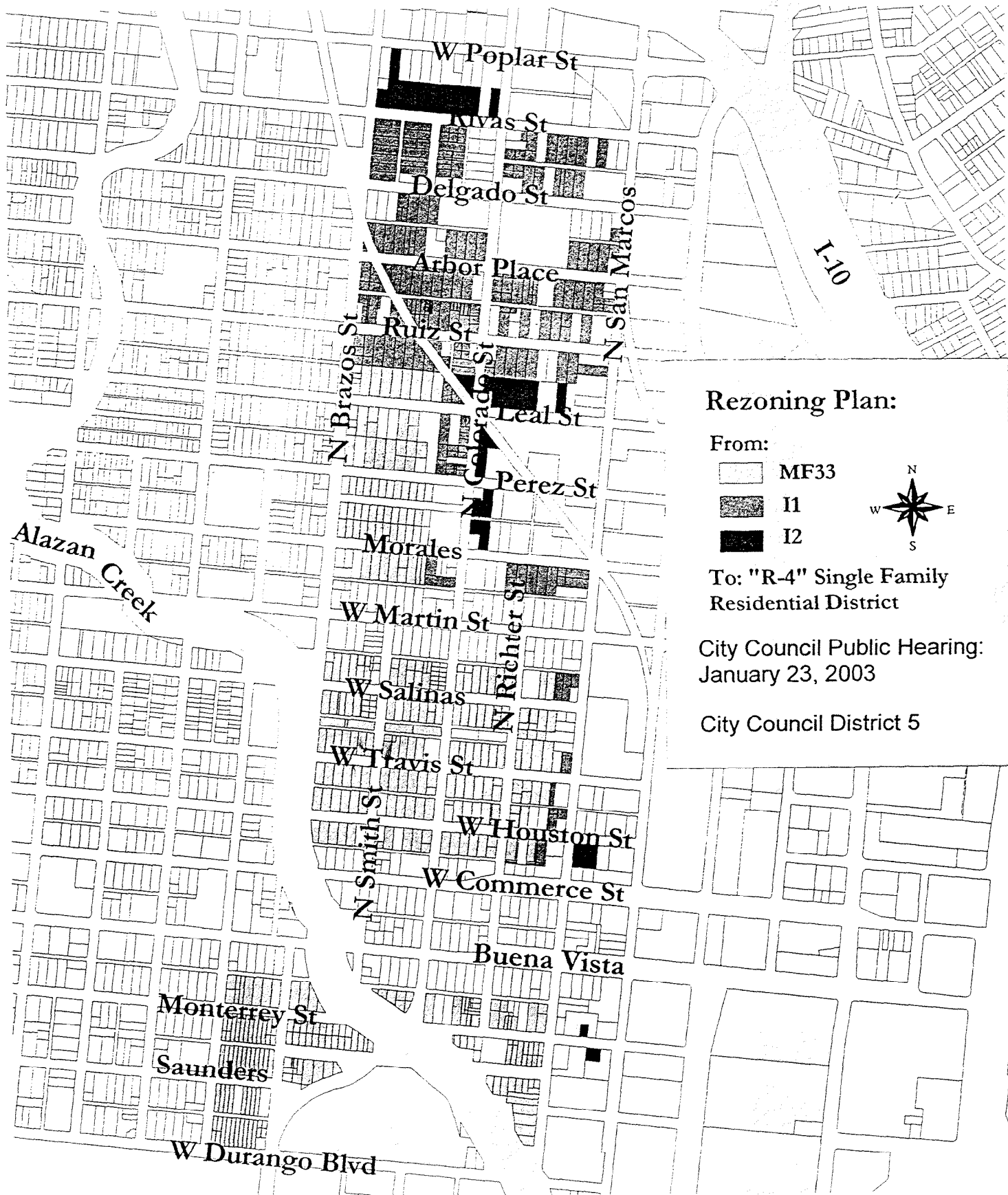


# N Colorado Area Rezoning Proposal

## Case No. Z2002214



Shaded areas indicate residential lots proposed to be rezoned from "MF-33" multifamily, "I-1" general industrial, or "I-2" heavy industrial zoning to "R-4" residential zoning district

# CASE NO: Z2002214

Zoning Commission Meeting Date: November 05, 2002

Council District: 5

Ferguson Map: 616 C4

Appeal:

Applicant:

City of San Antonio

Owner

Multiple property owners

Zoning Request:

From "MF-33" Multi-Family District, "C-2" Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "R-4" Residential Single Family District, as per exhibit map.

An area generally bounded by N. Brazos to the west, W. Poplar to the north, N. San Marcos to the east, & W. Durango to the south

Property Location:

Applicants Proposal:

Current zoning allows for uses that are incompatible with the existing residential neighborhood. Commercial properties are not included in this rezoning.

Staff Recommendation:

Approval. "R-4" Residential Single-Family District is compatible with the existing residential uses, which make up the vast majority of the area proposed for rezoning. The proposed rezoning will provide for the protection of existing residences from potential problems associated with the development of incompatible multi-family, commercial, and industrial land uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002214

**ZONING CASE NO. Z2002214** November 5, 2002

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District, "C-2" Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "R-4" Residential Single Family District.

Brandon Ross, Case Manager, stated the purpose of this request is to provide protection of existing residences from potential problems associated with the development of incompatible multi-family, commercial and industrial land uses.

Ruben Sanchez, 441 Delgado, stated he is concerned on how it may affect taxes and property values.

Rodolfo Balderas, 1524 W. Salinas, stated he does not approve of the City purchasing their properties and selling to developers for low-income housing. He stated he is concerned that this change would allow the City to demolish the entire neighborhood for commercial use.

Juana Rangel, 428 W. Houston, stated she mailed in her yellow card stating her opposition. She stated that after hearing Mr. Ross' explanation she would like to change her vote to approval.

Elena Nolan, 826 Perez, representing her mother, stated that she did not send in her vote because she was not sure how this zoning change would affect the neighborhood. She stated that after hearing Mr. Ross' explanation she is in favor of this request. She further stated that some of her neighbors did not receive notification of this zoning change.

Ron Ventil, 1414 W. Travis, stated he would like to know why the zoning had not been changed to single-family residence at an earlier date.

Staff stated there were 979 notices mailed out to the surrounding property owners, 35 returned in opposition and 47 returned in favor and Avenida Guadalupe, and Prospect Hill Neighborhood Associations are in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

Commissioner Morell requested this case be moved to end of agenda and have staff brief the concerned citizens on how this change would affect their neighborhood.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**Z2002214**

**ZONING CASE NO. Z2002214** November 5, 2002

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District, "C-2" Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "R-4" Residential Single Family District.

Staff stated there were 979 notices mailed out to the surrounding property owners, 35 returned in opposition and 47 returned in favor and Avenida Guadalupe and Prospect Hill Neighborhood Associations are in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner McAden to recommend approval with the recommendation that staff present this case to City Council in January of 2003.

1. Property is located generally bounded by N. Brazos to the west, W. Poplar to the north, N. San Marcos to the east and W. Durango to the south.
2. There were 9799 notices mailed, 35 returned in opposition and 47 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, McGowan, Hophan, Sherrill, McAden, Morell, Martinez**

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO**  
**OFFICE OF THE CITY COUNCIL**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**TO:** MAYOR AND COUNCIL

**Z2002214.**

**FROM:** Councilman David A. Garcia, District 5

**COPIES TO:** City Manager; Christopher J. Brady, Assistant City Manager; City Clerk; City Attorney; Roderick J. Sanchez, Assistant Director of Development Services; Emil Moncivais, Director of Planning; File

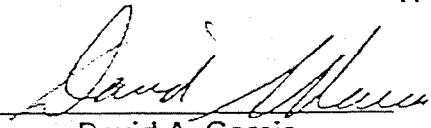
**SUBJECT:** Initiation of Process to Rezone All Inappropriately Zoned Residential and Commercial Areas Located Within District 5

**DATE:** August 21, 2002

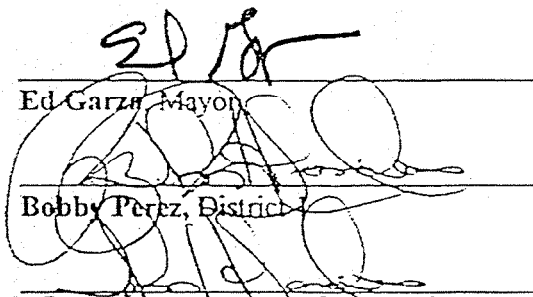
Your support is requested to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of all inappropriately zoned residential and commercial areas located within District 5. Many residential properties are zoned for multi-family, commercial, and industrial development, and many commercial businesses are zoned for industrial development. Therefore, the purpose of this action is 1) to protect existing residential communities from further encroachment of commercial, multi-family and industrial uses, and 2) to give appropriate zoning to commercial uses located within industrial zoning districts.

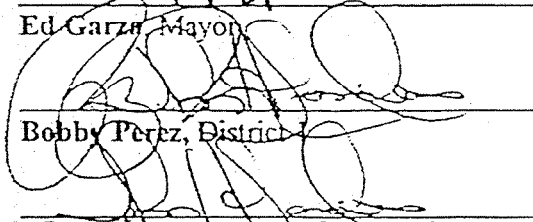
As part of the City's CDBG Rezoning Effort it is requested that residential land uses be rezoned to residential zoning districts ("R-4", "R-5", or "R-6"), and that commercial land uses be rezoned to their appropriate commercial zoning districts ("NC", "C-1", "C-2", "C-2 NA", "C-3", etc....)

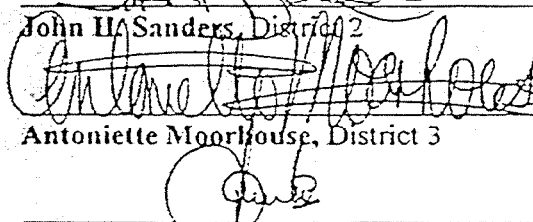
Staff has reviewed this request and concurs with this action. Your support is appreciated.

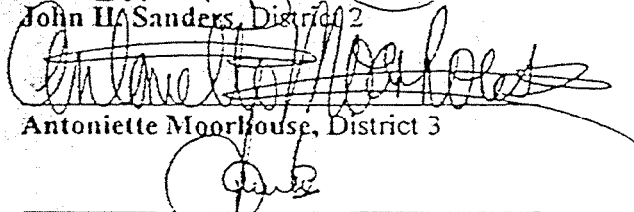
  
David A. Garcia  
Councilman, District 5

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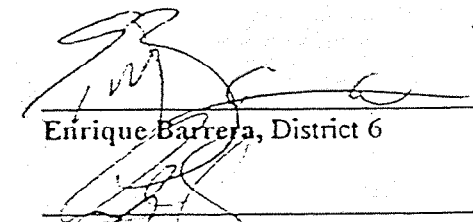
  
Ed Garza, Mayor

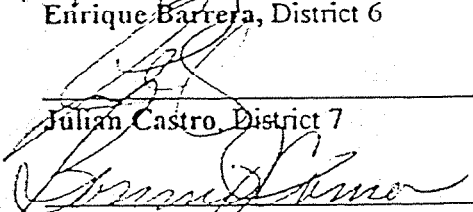
  
Bobby Perez, District 1

  
John H. Sanders, District 2

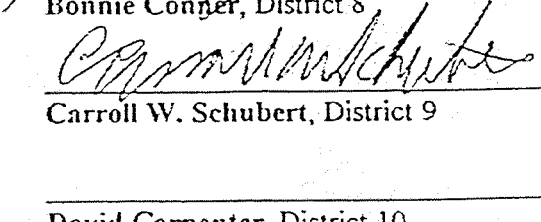
  
Antoniette Moorhouse, District 3

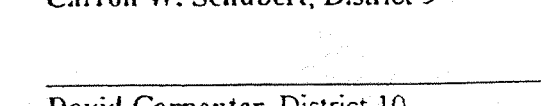
  
Enrique Martin, District 4

  
Enrique Barrera, District 6

  
Julian Castro, District 7

  
Bonnie Conner, District 8

  
Carroll W. Schubert, District 9

  
David Carpenter, District 10