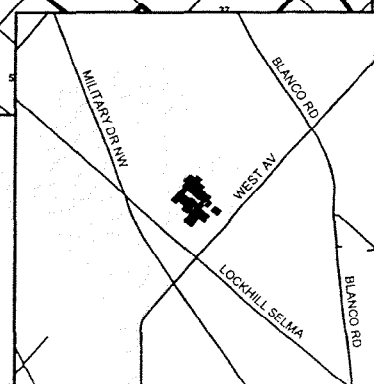
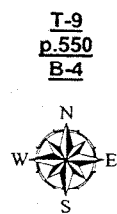


ZONING CASE: Z2002-254

City Council Change NO. 9
 Requested Zoning Change
 From: "R-5" To "MF-33,R-4"
 Date: FEBRUARY 13,2003
 Scale: 1" = 300'

Subject Property
 200' Notification



CASE NO: Z2002254

Staff and Zoning Commission Recommendation - City Council

Continuance from December 17, 2002

Date: February 13, 2003

Zoning Commission Meeting Date: January 07, 2003

Council District: 9

Ferguson Map: 550

Appeal: No

Applicant: Owner

J.S. Developments, Inc. - Katherine Soliz

Multiple Property Owners

Zoning Request: From "R-5" Residential Single-Family District to "MF-33" Multi-Family District, "R-4" Residential Single-Family District.

Lots 2 and 3, Block 11, NCB 11727; Lots 1 thru 5, Block 14, NCB 11730; Lots 1 and 3, Block 18, NCB 11734; Lots 2 and 3, Block 19, NCB 11735; Lots 8 thru 14, Block 26, NCB 11742; Lot 1, 2 and 10, Block 29, NCB 11745; The northeast 62.5 feet of Lot 1, Block 33, NCB 11749, and Lots 9 thru 12, Block 10, NCB 11726; Lots 4, 5, 9, 10, 13 thru 16, Block 13, NCB 11729; Lots 4, 5, 6, 8 thru 13, the northeast 62.5 feet of Lots 2 and 3, Block 16, NCB 11732; Lots 4 and 5, Block 17, NCB 11733.

Property Location: Area bounded by Baltic Dr. to the north, Anchor Dr. to the west, Larkspur Dr. to the east, & Lisbon Dr. to the south

As Per Attached Exhibit Map

Proposal: To permit an infill subdivision development

Neigh. Assoc. : Lockhill Estates Home and Property Association

Neighborhood Plan : No

TIA Statement: TIA satisfies the City of San Antonio's requirement for a Level 1 Traffic Impa

Staff Recommendation:

Approval. The property is a large area of vacant parcels being assembled for development. The rezoning will facilitate the development of the property. The property has "R-5" residential zoning and uses to the north and east and "MF-33" zoning and uses to the south and west. This rezoning will not adversely affect the neighborhood.

Zoning Commission Recommendation

Approval.

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2002254

ZONING CASE NO. Z2002254 December 17, 2002

Applicant: J.S. Developments, Inc.- Katherine Soliz

Zoning Request: "R-5" Residential Single-Family District to "MF-33" Multi Family District, "R-4" Residential Single Family District.

Katherine Soliz, 5939 Brombletree, representing 40 landowners within the area, stated they are proposing an infill subdivision development. She stated she has met with the Homeowners Association and would like to request a continuance to further discuss this development with the Homeowners Association.

Staff stated there were 140 notices mailed out to the surrounding property owners, 13 returned in opposition and 31 returned in favor and Lockhill Estates Home and Property Association is in opposition.

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 McAden and seconded by Commissioner Morell to recommend a continuance until January 7, 2003.

1. Property is located on Lots 2 and 3, Block 11, NCB 11727; Lots 1 thru 5, Block 14, NCB 11730; Lots 1 and 3, Block 18, NCB 11734; Lots 2 and 3, Block 19, NCB 11735; Lots 8 thru 14, Block 26, NCB 11742; Lot 1, 2 and 10, Block 29, NCB 11745; The northeast 62.5 feet of Lot 1, Block 33, NCB 11749 and Lots 9 thru 12, Block 10, NCB 11726; Lots 4, 5, 9, 10, 13 thru 16, Block 13, NCB 11729; Lots 4, 5, 6, 8 thru 13, the northeast 62.5 feet of Lots 2 and 3, Block 16, NCB 11732; Lots 4 and 5, Block 17, NCB 11733 at Baltic Drive to the north, Anchor Drive to the west, Larkspur Drive to the east and Lisbon Drive to the south.
2. There were 141 notices mailed, 13 returned in opposition and 31 returned in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Mehringer

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002254

ZONING CASE NO. Z2002254 January 7, 2002

Applicant: J.S. Developments, Inc.- Katherine Soliz

Zoning Request: "R-5" Residential Single-Family District to "MF-33" Multi Family District, "R-4" Residential Single Family District.

James Lifschutz, 215 W. Travis, representing the applicant, stated they are proposing an infill subdivision development. He stated the whole subdivision originally consisted of about 250 acres that was platted in the county in the 1950's and was annexed. He stated approximately 32 acres of land have been undevelopable for approximately 50 years. This change would be appropriate for this area. He also stated they have has 3 meetings with the surrounding neighbors to present this proposal. There are still some concerns that are being addressed. He stated they are working with city staff regarding street maintenance and traffic lights.

FAVOR

Paul Condra, 1634 Larkspur, stated he strongly supports this request. He feels this would be good for the community.

Matt Rice, 10715 West Avenue, stated he is in favor of this zoning request. He stated they own 13 lots within this area and feels this would enhance the appearance of the community.

Charles Deitiker, 6636 Pembroke, stated he is concerned with the traffic this development would invite to the community however he feels this development would have a positive impact on the community.

James Davey, 633 Hill Song, stated he resides within the area and feels this would be good for the community and strongly supports this request.

Gary Gillis, 421 First View, stated he supports this request and feels the neighborhood would benefit from this zoning change.

John Rivenburgh, 11002 Link, stated he has been working with Mr. Condra on this project to address his concerns however there are three issues that have not been addressed. He expressed concerns with the traffic congestion this development will bring into the neighborhood and the opening and closing of streets within this area.

Staff stated there were 140 notices mailed out to the surrounding property owners, 16 returned in opposition and 32 returned in favor and Lockhill Estates Home and Property Association is in opposition.

Z2002254

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 McAden and seconded by Commissioner Grau to recommend approval of the amended application.

1. Property is located on 0.9192 acres out of NCB 10759 at 2934 – 2940 Rigsby Avenue.
2. There were 13 notices mailed, 1 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Mehringer

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.