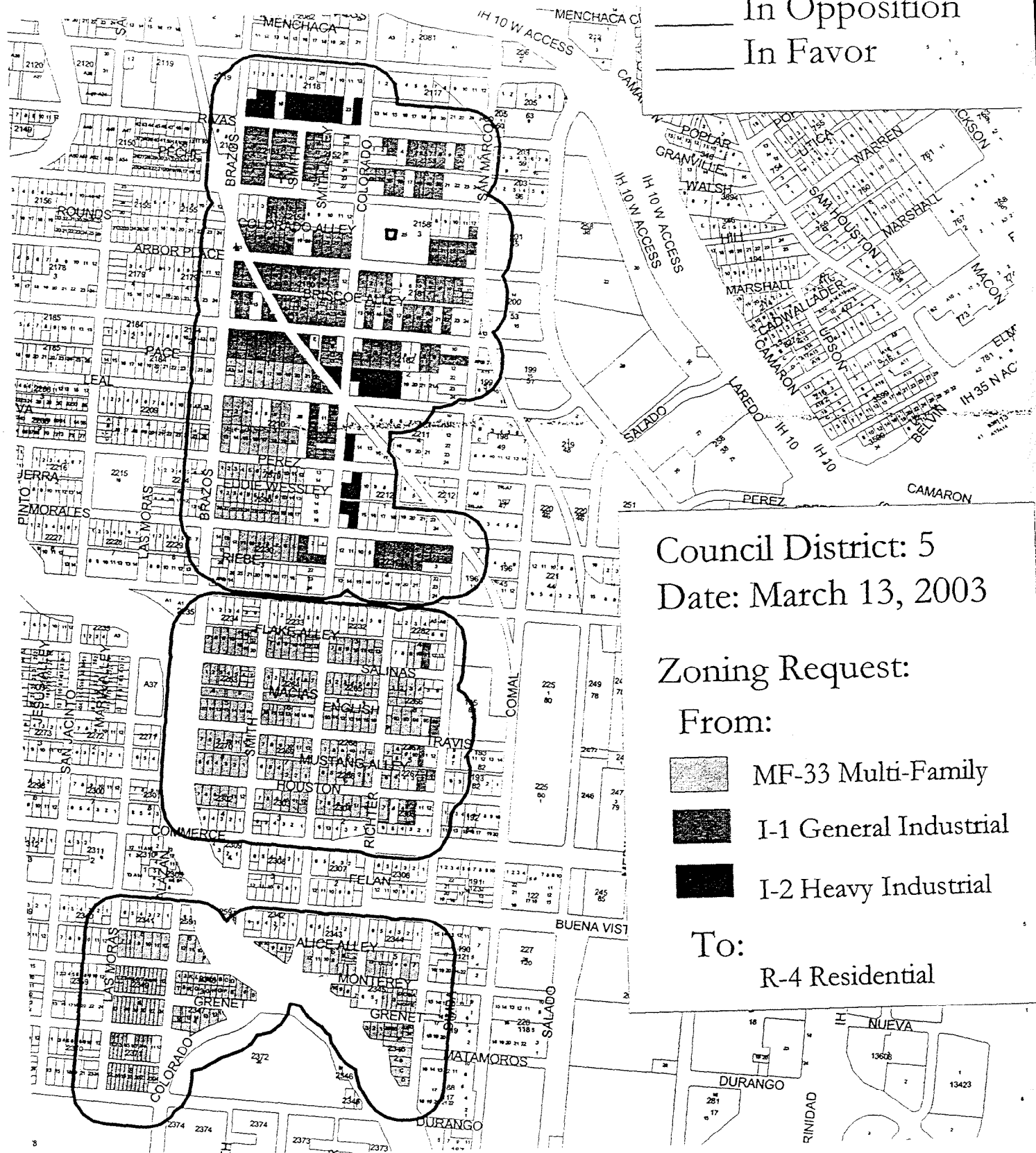


Zoning Case No. Z2002214

North Colorado Area



CASE NO: Z2002214

Staff and Zoning Commission Recommendation - City Council

Continued from January 21, 2003

Date: March 13, 2003

Zoning Commission Meeting Date: November 05, 2002

Council District: 5

Ferguson Map: 616 C4

Appeal: No

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. and S. San Jacinto to the west, W. Poplar to the north, Comal and N. San Marcos to the east, and W. Durango to the south

Property Location:

Proposal: 1) Current zoning allows for uses that are incompatible with the existing residential neighborhood. Commercial properties are not included in this rezoning. 2) The zoning application proposes to rezone 536 parcels; 3) One community meeting was held prior to the City Council public hearing

Neigh. Assoc. : Prospect Hill NA, Avenida Guadalupe NA, Cattlemans Square NA

Neighborhood Plan : Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

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 Downtown Neighborhood Plan calls for residential development on the east side of N Colorado Street, south of Martin Street. 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

CASE MANAGER : Brandon Ross 207-7442, John Jacks 207-7206

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 the case to be tabled and heard after the zoning staff had briefed 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 the 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 979 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 COUNCIL HEARING January 23, 2003.

City Council granted a continuance on this case until March 13, 2003.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Field notes of a 4.206 acre tract of land situated in the City of San Antonio, Bexar County, Texas, out of Lot 4, Block 2, New City Block 14864 as recorded in the Gustav Eckert Estates Subdivision and recorded in Volume 980, Page 388 of the Plat Records of Bexar County, Texas and being part of that 7.555 acre tract consisting of several tracts recorded in Volume 3898, Page 733-734 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point in the northwest line of Huebner Road (variable width r.o.w.) for the northernmost south corner of this tract and the 7.555 acre tract and being the east corner of the Fogg Tracts recorded in Volume 6581, Page 104-113, Volume 8325, Page 683-684 of the Deed Records of Bexar County, Texas and Volume 1387, Page 931-934 of the Official Public Records of Bexar County, Texas.

Thence N 47° 32' 13" W. 128.39 feet with the southwest line of this tract and the 7.555 acre tract and the northeast line of the Fogg tracts to a point for an interior corner of this tract and the 7.555 acre tract and the north corner of the Fogg tracts.

Thence S 59° 10' 00" W. 318.08 feet with a southeast line of this tract and the 7.555 acre tract to a point for an angle in this line and being the west corner of the Fogg tracts and the north corner of a 1.049 acre Southwestern Bell tract.

Thence S 58° 58' 33" W. 51.84 feet with the southeast line of this tract and the 7.555 acre tract and the northwest line of the 1.049 acre Southwestern Bell tract to a point for the southernmost south corner of this tract.

Thence N 44° 25' 46" W. 325.56 feet with the south line of this tract across the 7.555 acre tract to a point in the east line of Lot 5, Prue Road Lot 5 Subdivision recorded in Volume 9520, Page 122 of the Plat Records of Bexar County, Texas, for the southwest corner of this tract.

Thence with the northwest line of this tract and the 7.555 acre tract and the southeast line of said Lot 5 as follows:

N 67° 38' 03" E. 52.20 feet to an angle point.

N 72° 59' 24" E. 115.25 feet to the beginning of a curve to the left.

Northerly along the arc of said curve to the left having a radius of 75.00 feet and a central angle of 42° 12' 28" a distance of 55.25 feet to a point of tangency.

N 30° 46' 58" E. 197.78 feet to an iron pin set for a northwest corner of this tract.

Thence across the 7.555 acre tract as follows:

S 59° 45' 10" E. 193.99 feet to an angle point.

S 71° 50' 21" E. 50.30 feet to a point for an interior corner of this tract and a south corner of the remainder of the 7.555 acre tract.

Thence with the northwest line of this tract and the southeast line of the remainder of the 7.555 acre tract as follows:

N 41° 03' 50" E. 245.59 feet to an angle point.

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N $65^{\circ} 03' 42''$ E. 112.13 feet to a point in the south line of Fredericksburg Road and the north line of the 7.555 acre tract for the northernmost corner of this tract and the east corner of the remainder of the 7.555 acre tract.

Thence S $24^{\circ} 56' 18''$ E. 10.00 feet with the north line of the this tract and the 7.555 acre tract and the south line of Fredericksburg Road to a point at the northwest corner of Lot 6, Block 2, N.C.B. 14864 for a northeast corner of this tract.

Thence with the southeast line of this tract and the 7.555 acre tract and the northwest line of Lot 6 as follows:

S $65^{\circ} 03' 42''$ W. 110.00 feet to an angle point.

S $41^{\circ} 03' 50''$ W. 178.46 feet to a point for the west corner of Lot 6 and an interior corner of this tract and the 7.555 acre tract.

Thence S $48^{\circ} 51' 53''$ E. 260.00 feet with the northeast line of this tract and the 7.555 acre tract and the southwest line of Lot 6 to a point in the northwest line of Huebner Road for an east corner of this tract and the 7.555 acre tract and the south corner of Lot 6.

Thence S $41^{\circ} 08' 07''$ W. 103.59 feet with the southeast line of this tract and the 7.555 acre tract and the northwest line of Huebner Road to the beginning of a curve to the left.

Thence southerly along the arc of said curve to the left having a radius of 1955.00 feet and a central angle of $02^{\circ} 31' 46''$ a distance of 86.31 feet to the place of beginning and containing 4.206 acres of land, more or less.