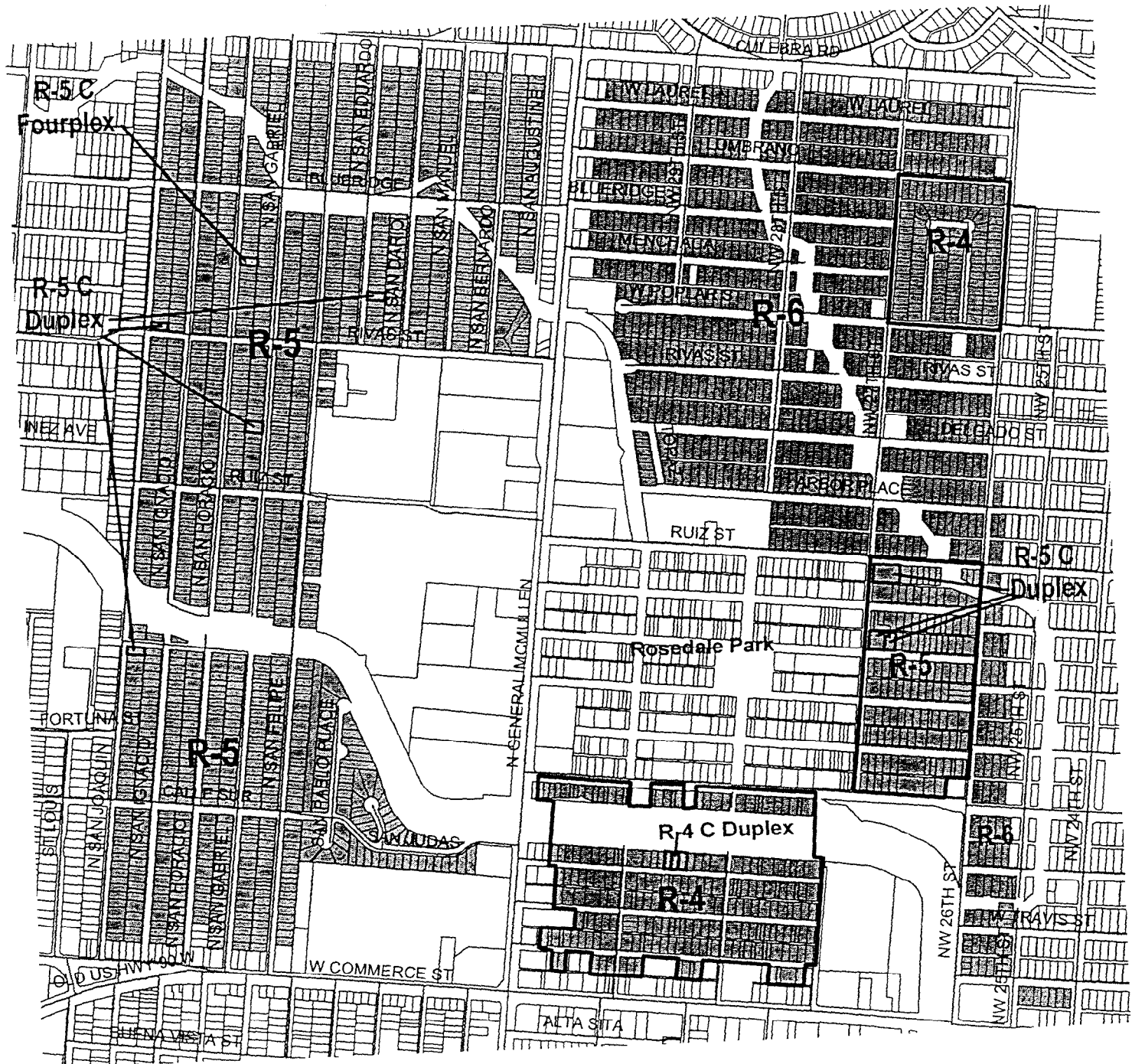


March 27, 2003



CASE NO: Z2003021 C

Staff and Zoning Commission Recommendation - City Council

Date: March 27, 2003

Zoning Commission Meeting Date: March 04, 2003

Council District: 7

Ferguson Map: 615

Appeal: No

Applicant:

City of San Antonio

Owner:

Multiple Owners

Zoning Request: From "MF-33" Multi-Family District, "C-2" Commercial District, and "I-1" General Industrial District to "R-4" Residential Single-Family, "R-4 C" Residential Single-Family with a Conditional Use for a Duplex, "R-5" Residential Single-Family, "R-5 C" Residential Single-Family with a Conditional Use for a Duplex, "R-5 C" Residential Single-Family with a Conditional Use for a Fourplex, and "R-6" Residential Single-Family

Property Location: An area bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west as per Exhibit Map.

Proposal: To protect the established residential single-family neighborhood.

Neigh. Assoc. : Prospect Hill Neighborhood Association and Villa San Antonio Home Owners

Neighborhood Plan : None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The vast majority of these subject properties contain residential single-family homes inappropriately zoned for multi-family, commercial, and industrial uses allowing detrimental land use conflicts for property owners. Currently, neighbors have the legal right to develop and operate high-density multi-family dwellings directly adjacent to established single-family homes. It is imperative to rezone these subject properties to protect this established residential single-family neighborhood. The rezoning of these subject properties to residential single-family would discourage the encroachment of multi-family development into the neighborhood and promote future and continued ownership of single-family homes in the neighborhood.

Zoning Commission Recommendation:

Approval save and except Lot 2, Block 10, NCB 9260 and Lot 16, Block 5, NCB 9255

CASE MANAGER : Christie Chapman 207-8389

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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ZONING CASE NO. Z2003021 C March 4, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District, "C-2" Commercial District and "I-1" General Industrial District to "R-4" Residential Single-Family, "R-4" C Residential Single Family with a Conditional Use for a Duplex, "R-5" Residential Single-Family District, "R-5" C Residential Single Family with a Conditional Use for a Duplex, "R-5" C Residential Single Family with a Conditional Use for a Fourplex, and "R-6" Residential Single Family District.

Staff represented this case.

FAVOR

Eloise S. Moran, 2654 Lombrano, stated she is in support of this request. She feels this zoning change would enhance the neighborhood.

Eva Flores, 639 Blue Ridge, representing several residents within this area, stated they are in support of this request. She stated this would have a positive impact on the community. She feels this would prevent future apartment development in the neighborhood.

Mary Piccione, 115 Juanita, representing COPS, stated they are in support of this change. She stated they support single-family development. This change would eliminate future duplex or fourplex development.

Staff stated there were 2,700 notices mailed out to the surrounding property owners, 30 returned in opposition and 85 returned in favor, received a letter of support from Prospect Hill Neighborhood Association and no response from Villa San Antonio Home Owners Association.

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 Sherrill and seconded by Commissioner Morell to recommend approval with postponement of NCB 9260, Block 10, Lot 2 and 643 Blue Ride.

1. Property is located in an area bounded by Culebra Road to the north, 24th Street to the east, Commerce Street to the south and San Joaquin to the west.

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2. There were 2,700 notices mailed, 30 returned in opposition and 85 in favor.
3. Staff recommends approval.

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

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

FROM: Councilman Julian Castro, District 7

COPIES TO: Terry Brechtel, City Manager; Christopher Brady, Interim Director of Development Services; Norma Rodriguez, City Clerk; Andrew Martin, City Attorney; Gayle McDaniel, Assistant to Council; File

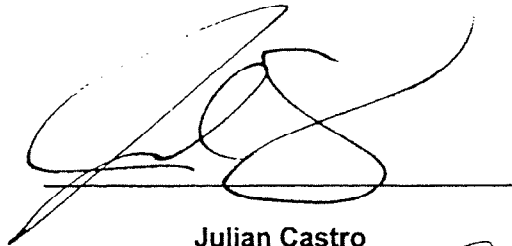
SUBJECT: Rezoning of properties within District 7

DATE: August 28, 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 approximately 6300 residential properties within District 7. It is the goal of the City's CDBG Rezoning Effort to rezone those properties that are incompatible with the current zoning. These residential properties consist of single-family residences but are zoned for multi-family residential, commercial, and industrial land uses. In order to prevent incompatible uses from encroaching into this residential area it is important that these areas be rezoned appropriately.

The residential properties are generally bound by Culebra Road to the north, North 24th Street to the east, West Commerce Street to the south, and North Acme Road to the west.

As part of the City's CDBG Rezoning Effort it is requested that the property be rezoned to single-family residence districts to conform to the existing uses in the area.



Julian Castro
Councilman, District 7

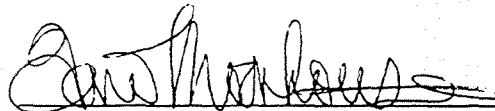
Mayor Ed Garza

Councilman Bobby Perez, District 1

6000 SEP-5 11 4:19
CITY OF SAN ANTONIO

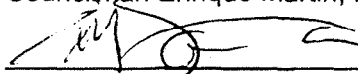


Councilman John Sanders, District 2



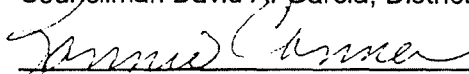
Councilwoman Toni Moorhouse, District 3

Councilman Enrique Martin, District 4



Councilman Enrique M. Barrera, District 6

Councilman David A. Garcia, District 5



Councilwoman Bonnie Conner, District 8

Councilman Carroll Schubert, District 9

Councilman David Carpenter, District 10

JC/jma