

----- Notices Mailed
 ----- In Opposition
 ----- In Favor

ZONING CASE: Z2003-044

City Council District NO. 2

Requested Zoning Change

From: "NP-10" To "R-4"

Date: April 1, 2003

Scale: 1" = 200'

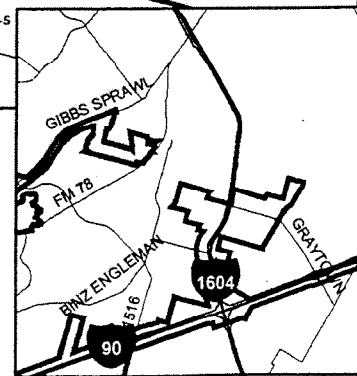
Subject Property

200' Notification

T-11
 p.586
 F-3



C:\APR_1_2003



CASE NO: Z2003044

Staff and Zoning Commission Recommendation - City Council

Date: May 08, 2003

Zoning Commission Meeting Date: April 01, 2003

Council District: 2

Ferguson Map: 586 E3 & F3

Appeal: Yes

Applicant: Owner

Placid Investments Placid Investments

Zoning Request: From "NP-10" Neighborhood Preservation District to "R-4" Residential Single-Family District

0.159 acres out of NCB 16552

Property Location: 6470 FM 1516

Proposal: To make this property compatible with adjacent properties.

Neighborhood Association: None

Neighborhood Plan: I.H. East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The I.H. 10 East Corridor Plan indicates residential development at this location. The northern development proposals for this tract are extensions of existing development in the City of Converse. Access to the southern portion of this proposal has been provided with an access easement from FM 1516 to the site.

Zoning Commission Recommendation

Denial

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	2
ABSTAIN	0
RECUSAL	0

Z2003044

ZONING CASE NO. Z2003044 April 1, 2003

Applicant: Placid Investments

Zoning Request: "NP-10" Neighborhood Preservation District to "R-4" Residential Single Family District.

Applicant/Representative not present.

OPPOSE

Dennis Bouchie, 6910 FM 1516 N., stated he is in opposition of this request. He stated he has experienced drainage problems and is concerned with how this development would affect his property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned 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 McGowan and seconded by Commissioner Hophan to recommend a continuance until May 6, 2003.

AYES: Martinez, McGowan, Hophan, Avila, Morell

NAYS: Grau, Kissling, Sherrill, McAden, Mehringer

THE MOTION FAILED.

COMMISSION ACTION

The motion was made by Commissioner McAden and seconded by Commissioner Grau to recommend denial.

1. Property is located on 42.993 acres out of NCB 16552 at 6470 FM 1516.
2. There were 6 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: McGowan, Morell

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

Property Description of

0.159 acres of land in the City of San Antonio, N.C.B. 16552 out of a 42.993 acre tract described by deed recorded in Volume 9793, Page 833 of the Official Public Records of Bexar County Texas and being out of the Antonio Amador Survey No. 312, Abstract No. 1177, County Block 5070, Bexar County, Texas: said 0.159 acres being more particularly described as follows:

Beginning: At a point on South boundary of a 122.504 acre tract of land designated as Tract "B" recorded in Volume 7623, Page 1262, Real Property Records of Bexar County, Texas being the Northeast corner of said 42.993 acre tract and being the Northeast corner of the herein described tract;

Thence: S14°21'24"W, 100.00 feet with the East boundary of said 42.993 acre tract to a point being the most Easterly Southeast corner of herein described tract;

Thence: N75°27'21"W, 10.59 feet with the Southerly boundary of said 42.993 acre tract to a point for an angle;

Thence: N37°42'18"W, 21.40 feet leaving the Southerly boundary of said 42.993 acre tract to a point for an angle;

Thence: N34°16'15"W, 131.96 feet to a point on the Northerly boundary of said 42.993 acre tract and the Southerly boundary of said 122.504 acre tract; said point being the Northwest corner of the herein described tract;

Thence: S75°27'21"E, (reference line), 126.50 feet with the Northerly boundary of said 42.993 acre tract and the Southerly boundary of 122.504 acre tract to the POINT OF BEGINNING, containing 0.159 acres of land.

Note: Bearings used in this description are referenced to said 122.504 acre tract designated as Tract "B" recorded in Volume 7623, Page 1262, Real Property Records of Bexar County, Texas.

Job No. 163707-611
February 19, 2003
Revised April 29, 2003
WAS/emm

Z2003044