

CASE NO: Z2003021 A C

Staff and Zoning Commission Recommendation - City Council

Postponed from March 4th, 2003

Continued from April 1st, 2003 for a conditional use

Date: May 08, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 7

Ferguson Map: 615 D2

Appeal: No

Applicant:

City of San Antonio

Owner:

Nerio, Sonya F. and Gloria R. Guarnero

Zoning Request:

From "MF-33" Multi-family District to "R-6" Residential Single-Family District or "R-6 C" Residential Single-Family District with a Conditional Use to allow a two-family dwelling (duplex)

Lot 2, Block 10, NCB 9260

Property Location:

2646 Menchaca Street, on the south side of Menchaca Street east of 29th Street

Individual lot within the large area rezoning in District 7-Area A which is bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west.

Proposal:

To protect the established residential single-family neighborhood.

Neighborhood Association:

Prospect Hill Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A traffic impact analysis is not required.

Staff Recommendation:

Denial of R-6 C; Approval of R-6.

The subject property is an individual lot postponed from the large area rezoning case considered and approved by the Zoning Commission on March 4, 2003 and by the City Council on March 27, 2003. The goal of the large area rezoning case was to rezone properties occupied by uses incompatible with their current zoning. The vast majority of the property in the subject neighborhood contains single-family homes and vacant lots and parcels now zoned R-6. Single-family residences completely surround the subject lot. Rezoning the subject property to a single-family residential classification will eliminate an incompatible MF-33 tract, discourage further multifamily encroachment into the neighborhood and will promote future and continued single-family home ownership.

The subject property owner is opposed to the proposed rezoning to R-6. The owner intends to convert the existing single-family home into a duplex in the future. A duplex on the subject lot would be contrary to the existing single-family residential character of immediately adjacent properties and the neighborhood overall.

Zoning Commission Recommendation:

Approval of R-6 C, to allow a two-family dwelling

CASE MANAGER : Chris Looney 207-5889

VOTE

FOR	10
AGAINST	0
ABSTAIN	1
RECUSAL	0

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.
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, Mehninger

NAYS: None

THE MOTION CARRIED.

Z2003021

ZONING CASE NO. Z2003021 A C April 1, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District to "R-6" Residential Single Family District.

City staff represented this case.

Staff stated there were 38 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 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 Sherrill and seconded by Commissioner Morell to recommend approval of "R-6" C for a duplex.

1. Property is located on Lot 2, Block 10, NCB 9260 at 2646 Menchaca Street, south of Menchaca Street east of 29th Street.
2. There were 38 notices mailed, 2 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2003021 A C April 15, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District to "R-6" Residential Single-Family District or "R-6" C Residential Single Family District with a Conditional Use to allow a two-family dwelling (duplex).

City staff represented this case.

Staff stated there were 38 notices mailed out to the surrounding property owners, 2 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 Sherrill and seconded by Commissioner Grau to recommend approval of "R-6" C.

Z2003021

1. Property is located on Lot 2, Block 10, NCB 9260 at 2646 Menchaca Street on the south side of Menchaca Street east of 29th Street.
2. There were 38 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends denial of "R-6" C and approval of "R-6".

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

NAYS: None

ABSTAIN: Cardenas-Gamez

THE MOTION CARRIED

22003-021AC

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

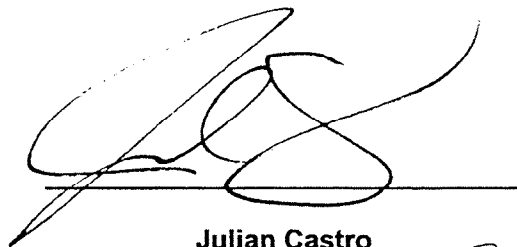
SUBJECT: Rezoning of properties within District 7

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.

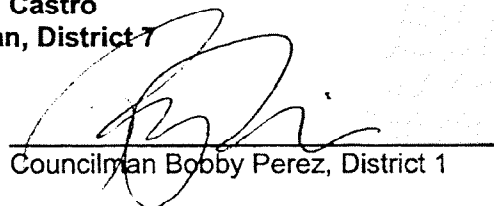
The residential properties are generally bound by Culebra Road to the north, North 24th Street to the east, West Commerce Street to the south, and North Acme Road to the west.

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

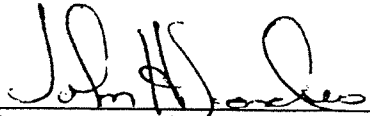



Councilman Bobby Perez, District 1

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August 28, 2002


Councilman John Sanders, District 2


Councilwoman Toni Moorhouse, District 3

Councilman Enrique Martin, District 4

Councilman David A. Garcia, District 5


Councilman Enrique M. Barrera, District 6


Councilwoman Bonnie Conner, District 8

Councilman Carroll Schubert, District 9

Councilman David Carpenter, District 10

JC/jma