

CASE NO: Z2003054

Staff and Zoning Commission Recommendation - City Council

Date: May 08, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 4

Ferguson Map: 647 F7

Appeal: No

Applicant:

JRJAHA, LTD. Attn John W. Feik

Owner:

John W. Feik

Zoning Request: From "C-2" Commercial District, "C-3" Commercial District and "MF-33" Multi-Family District to "R-5" Residential Single-Family District

39.431 acre tract of land out of NCB 15228

Property Location: 7900 block of IH 410 Southwest and 5800 block of Ray Ellison Drive

Southeast quadrant Ray Ellison Drive and IH 410 southwest

Proposal: Residential Single-Family development to consist of about 214 lots

Neighborhood Association: People Active In Community Effort (P.A.C.E.)

Neighborhood Plan: None

TIA Statement: A Level 1 traffic impact analysis is required.

Staff Recommendation:

Approval. The "R-5" Residential Single-Family District is a substantial downzoning from the existing "C-2" Commercial District and "C-3" Commercial District. "R-6" Single-Family Residential District is to the east and north of the subject property. The "R-5" Residential Single-Family District would be an appropriate zoning classification and transition for the 39.431 acre tract. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

ZONING CASE NO. Z2003054 April 15, 2003

Applicant: JRJAHA, Ltd.

Zoning Request: "C-2" Commercial District, "C-3" Commercial District and "MF-33" Multi-Family District to "R-5" Residential Single Family District.

Craig Bloom, 228 Losoya, representing the applicant, stated their intent is to develop residential single family dwelling on the subject property. This development would consist of approximately 214 lots. He stated they have been in contact with the People Active In Community Effort and the Valley Forest Neighborhood Association and South San I. S. D. who are in support of this request.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from People Active In Community Effort.

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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 39.431 acre tract of land out of NCB 15228 at 7900 Block of IH 410 Southwest and 5800 Block of Ray Ellison Drive.
2. There were 23 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing