



# CASE NO: Z2003021 B 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:** Owner

City of San Antonio Garcia, Sergio M & Enfrocina

**Zoning Request:** From "MF-33" Multi-Family District and "I-1" Industrial District to "R-6 C" Residential Single-Family District with a Conditional Use to allow a weight-loss clinic

Lot 16, Block 5, NCB 9255

**Property Location:** 643 Blue Ridge Street, on the north side of Blue Ridge Street east of North General McMullen

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:

Approval.

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 adjoining neighborhood contains single-family homes and vacant lots and parcels now zoned R-6. A commercially striped, I-1 zoned General McMullen Boulevard runs north-south two lots west of the subject site.

During the initial land use study of the area, the subject property was thought to be occupied by a single-family home. Staff later realized the lot is occupied by a legally conforming (with respect to zoning) commercial use. Rezoning the subject lot to R-6 C would meet the objectives and goals of the large area rezoning effort. An appropriate transition would be created between the single-family residential uses to the east and commercial uses to the west on a lot which is currently zoned half industrial and half multi-family.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Chris Looney 207-5889

### VOTE

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**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, 24<sup>th</sup> 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, Mehringer**

**NAYS: None**

**THE MOTION CARRIED**

**Z2003021**

**ZONING CASE NO. Z2003021 B** April 1, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi Family District and "I-1" Industrial District to "R-6"  
Residential District.

City staff represented this case.

**FAVOR**

Raymond Flores, stated he supports the "R-6" zoning change. He expressed concerns with the parking problems due the businesses in the neighborhood. He feels residential zoning would be suitable for the subject property. He further stated he has made numerous attempts in addressing this issue and no agreement has been made.

Soyla Caro, 2946 Lombrano, stated she strongly supports this zoning change. She stated adjacent to her property is an auto dealership. She also expressed concerns with parking problems and feels this zoning change would eliminate these parking issues.

**OPPOSE**

Sergio Garcia, 643 Blue Ridge, owner, stated he purchased this property for commercial use therefore he does not support this zoning request. He stated he understands Mr. Flores concerns however he has no control of the parking issues.

Staff stated there were 35 notices mailed out to the surrounding property owners, 6 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 Morell to recommend approval of "R-6" C for a weight loss clinic.

1. Property is located on Lot 16, Block 5, NCB 9255 at 643 Blue Ridge Street, north of Blue Ridge and east of North General McMullen.
2. There were 35 notices mailed, 6 returned in opposition and 2 returned in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003021 B C** April 15, 2003

Applicant: Alejandro Ruiz

Zoning Request: "MF-33" Multi-Family District and "I-1" Industrial District to "R-6" C Residential Single Family District with a conditional use to allow a weight loss clinic.

Theresa Garcia, representing the owner, stated Mr. Sergio Garcia is in opposition of this request. She stated he purchased the property as commercial use and has been in operation for approximately 3 years. She further stated he has remodeled to city code. She also stated this change would have a negative impact on his business. She stated Mr. Garcia is aware of the concerns his neighbors have on the parking issues however he is only able to provide 9 parking spaces.

Staff stated there were 35 notices mailed out to the surrounding property owners, 11 returned in opposition and 3 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.

1. Property is located on Lot 16, Block 5, NCB 9255 at 643 Blue Ridge Street and east of North General McMullen.
2. There were 35 notices mailed, 11 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing

22003021BC

**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

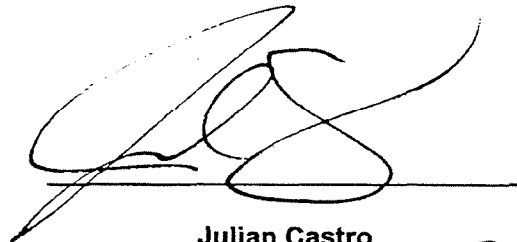
**SUBJECT:** Rezoning of properties within District 7

**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.

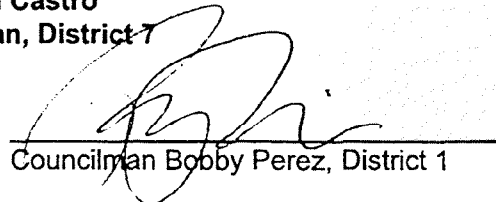
The residential properties are generally bound by Culebra Road to the north, North 24<sup>th</sup> Street to the east, West Commerce Street to the south, and North Acme Road to the west.

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

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Mayor Ed Garza

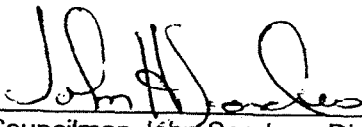


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Councilman Bobby Perez, District 1


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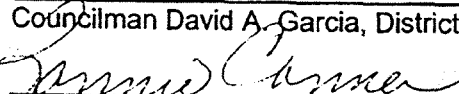
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CITY OF SAN ANTONIO  
CITY CLERK

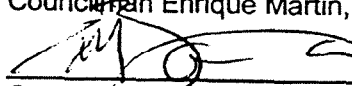
August 28, 2002

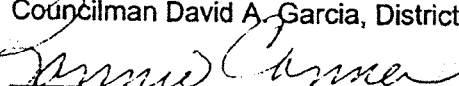
  
Councilman John Sanders, District 2

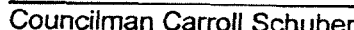
  
Councilwoman Toni Moorhouse, District 3


  
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