

**In Favor**

**MF33**

~~MF~~<sup>28</sup>~~33~~

**-R5**

**SAN IGNACIO N**

R5

RIVAS ST

**MF33**

~~R5C~~<sup>76</sup>

**RIVAS ST**

CHURCH.

**SAN HORACIO N**

R5

ELSON AVE

**MF33**

**INEZ AVE**

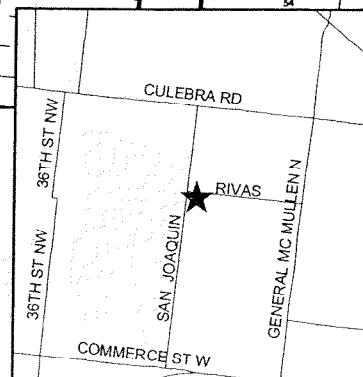
**Scale: 1" = 150'**

**200' Notification**

T-21  
p.615  
B-2



C:\MAY 6, 2003



# CASE NO: Z2003021 D C

## Staff and Zoning Commission Recommendation - City Council

City Council continuance from June 12, 2003 for an "R-5 C" Single-Family Residential District with a Conditional Use for a Duplex

**Date:** June 26, 2003

**Zoning Commission Meeting Date:** May 06, 2003

**Council District:** 5

**Ferguson Map:** 615 B-2

**Appeal:** No

**Applicant:** Owner

City of San Antonio

St. Theresa Rodriguez

**Zoning Request:** From "MF-33" Multi-Family District to "R-5" Single-Family Residential District

Lots 75 and 76, Block 5, NCB 8861

**Property Location:** 474 North San Joaquin

At the southeast corner of San Joaquin and Rivas Streets

**Proposal:** To permit single-family residential

**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 City Council on March 27, 2003. The goal of the large area rezoning case was to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the subject neighborhood contains single-family homes and vacant lots and parcels now zoned R-5. Single-family residences lie adjacent to the south and west, a vacant parcel borders the subject tract on the east, and a duplex occupies property to the north. 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.

### Zoning Commission Recommendation:

Approval of R-5

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

### VOTE

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2003021 D**

**ZONING CASE NO. Z2003021 D May 6, 2003**

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District to "R-5" Single Family Residential District.

City staff represented this case.

**FAVOR**

Theresa Garcia, 462 N. San Joaquin, stated she supports the "R-5" zoning request.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 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.

1. Property is located on Lots 75 and 76, Block 5, NCB 8861 at 474 North San Joaquin.
2. There were 35 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

RESULTS OF COUNCIL HEARING June 12, 2003.

City Council granted a continuance on this case until June 26, 2003.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

72003021

**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

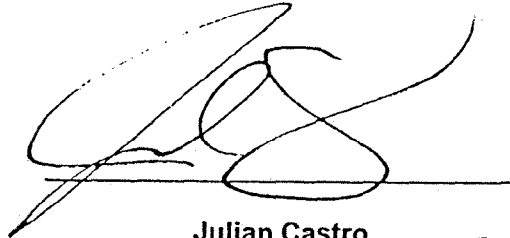
**SUBJECT:** Rezoning of properties within District 7

**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.

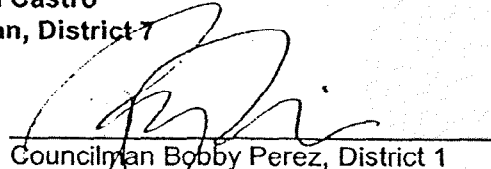
The residential properties are generally bound by Culebra Road to the north, North 24<sup>th</sup> Street to the east, West Commerce Street to the south, and North Acme Road to the west.

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

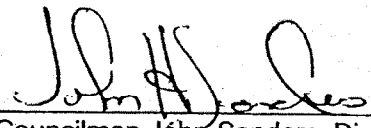
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Mayor Ed Garza

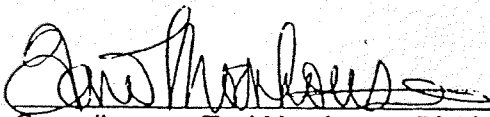


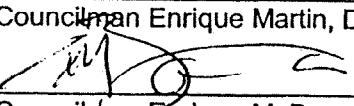
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Councilman Bobby Perez, District 1

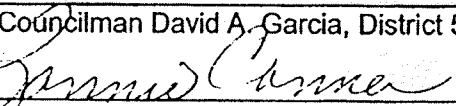
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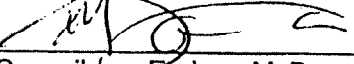
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CITY OF SAN ANTONIO  
COUNCILMAN CASTRO

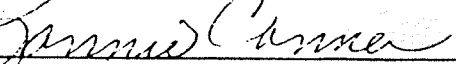
  
Councilman John Sanders, District 2

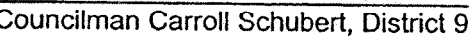
  
Councilwoman Toni Moorhouse, District 3

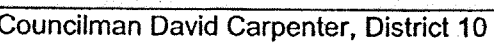
  
Councilman Enrique Martin, District 4

  
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