

ZONING CASE: Z2003-122

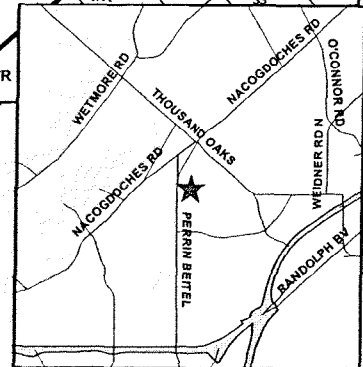
City Council District NO. 10
 Requested Zoning Change
 From: "MF-33 and R-6" To "RM-4"
 Date: AUGUST 28, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-10
 p.552
 D-4



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CASE NO: Z2003122

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from July 15, 2003

Date: August 28, 2003

Zoning Commission Meeting Date: August 05, 2003

Council District: 10

Ferguson Map: 552 D4

Appeal: No

Applicant:

Maverick Oil Co., Inc.

Owner:

Maverick Oil Co., Inc. (Jeannie C. Ball)

Zoning Request: From "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District

A 8.998 acre tract of land out of NCB 14943

Property Location: Eastside of Naco-Perrin Boulevard

Eastside of Naco-Perrin Boulevard between El Sendero Drive and Capotillo Drive

Proposal: Two-family dwellings

Neighborhood Association: The Hills of North Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is vacant and adjacent to "R-6" Residential Single-Family District to the northeast and southeast, "C-2" Commercial District across Naco-Perrin Boulevard to the west and "C-3" Commercial District across Naco-Perrin Boulevard to the northwest. The "RM-4" Residential Mixed District would be appropriate at this location. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

The existing "MF-33" Multi-Family District will allow a maximum density of up to 33 units per acre. The "RM-4" Residential Mixed District will allow a maximum density of up to 11 units per acre.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro G. Vega 207-7980

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2003122

ZONING CASE NO. Z2003122 – July 15, 2003

Applicant: Maverick Oil Co., Inc.

Zoning Request: "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Applicant/Representative not present.

FAVOR

Charles Miculka, 4346 Vespero, stated his only concern is who would be maintaining the buffer.

Staff stated there were 59 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 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 Grau and seconded by Commissioner Sherrill to recommend a continuance until August 5, 2003.

1. Property is located on 8.998 acre tract of land out of NCB 14943 on the Eastside of Naco-Perrin Boulevard.
2. There were 59 notices mailed, 8 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2003122 – August 5, 2003

Applicant: Maverick Oil Co., Inc.

Zoning Request: "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Z2003122

Paul Bishop, 131 Westwood Way, representing the applicant, stated they are proposing to develop a two-family dwelling on the subject property. He further stated he has been in contact with the surrounding property owners who are in support of this request.

Staff stated there were 59 notices mailed out to the surrounding property owners, 10 returned in opposition and 6 returned in favor and The Hills of North Park Neighborhood Association is neutral.

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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on a 8.998 acre tract of land out of NCB 14943 at Eastside of Naco-Perrin Boulevard.
2. There were 59 notices mailed, 10 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.