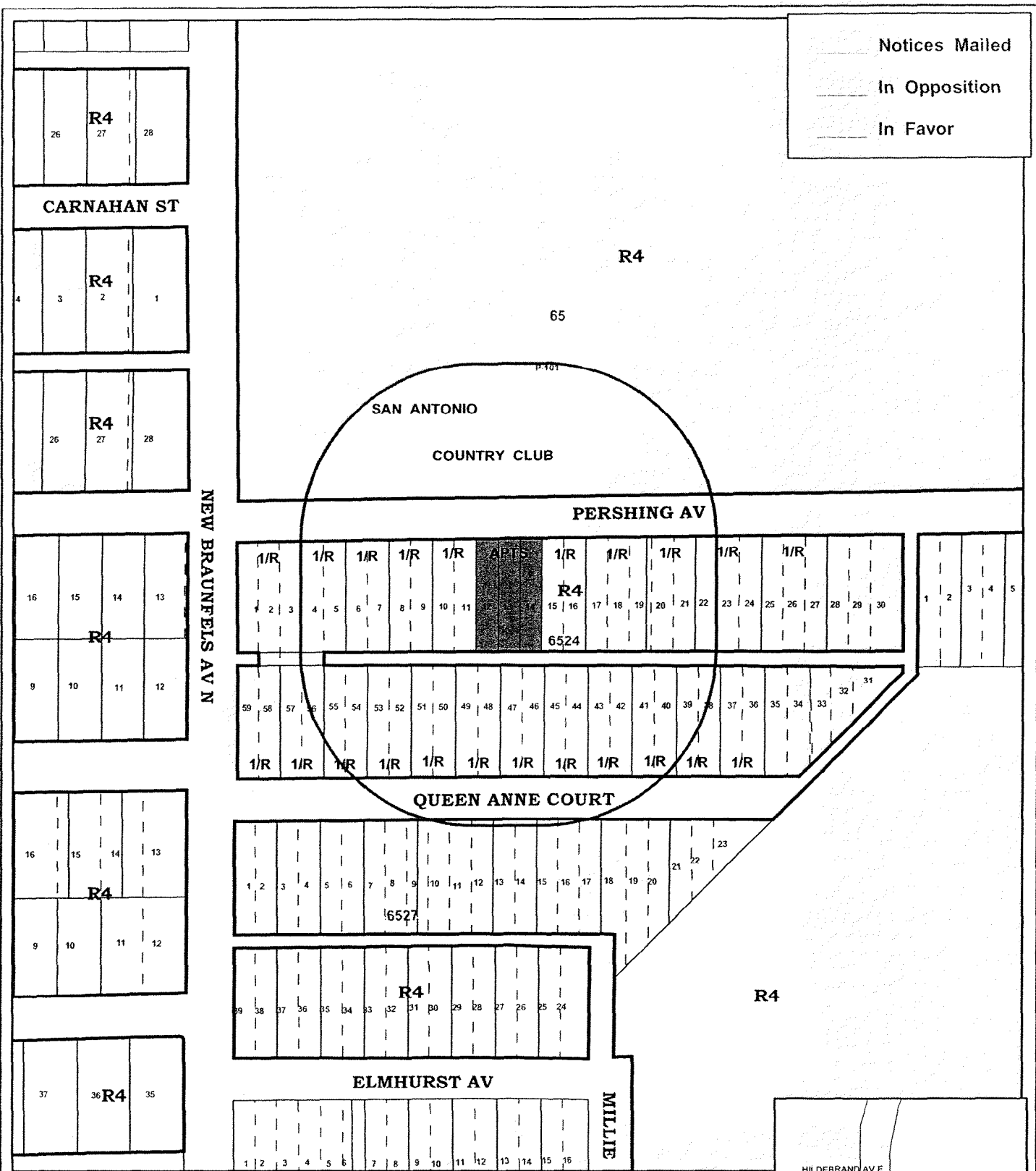




☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

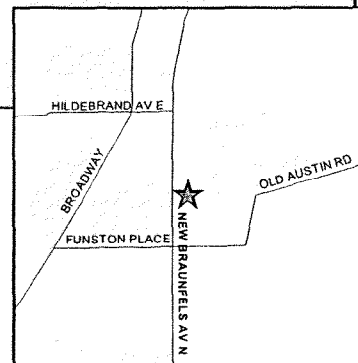


# **ZONING CASE: Z2003-117 C**

City Council District NO. 9  
 Requested Zoning Change  
 From: "R-4" To "R-4 C"  
 Date: AUGUST 28, 2003  
 Scale: 1" = 150'

 Subject Property  
 200' Notification

T-17  
 p.583  
 C-8  
  
 C:JUL 15, 2003



# CASE NO: Z2003117 C

## Staff and Zoning Commission Recommendation - City Council

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Zoning Commission Continuance from July 15, 2003

**Date:** August 28, 2003

**Zoning Commission Meeting Date:** August 05, 2003

**Council District:** 9

**Ferguson Map:** 583 C8

**Appeal:** No

<b>Applicant:</b>	<u>Owner</u>
James S. Calvert	Mary Anita Dittmar Calvert

**Zoning Request:** From "R-4" Residential Single-Family District to "R-4 C" Residential Single-Family District with conditional use for a triplex

Lots 12, 13, and 14, Block 1, NCB 6524

**Property Location:** 422 Pershing Avenue

**Proposal:** To accommodate triplex usage.

**Neighborhood Association:** Mahncke Park

**Neighborhood Plan:** Mahncke Park Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed zoning change is consistent with the Mahncke Park Neighborhood Plan. The property abuts "R-4" zoning and single-family uses to the west, east, and south. There is "R-4" zoning across Pershing Avenue to the north of the property in question, occupied by the San Antonio Country Club. The requested zoning and use for subject property is compatible with the residential uses in the neighboring area.

**Zoning Commission Recommendation:**

Approval

<u>VOTE</u>	
FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

**Z2003117 C**

**ZONING CASE NO. Z2003117** – July 15, 2003

Applicant: James S. Calvert

Zoning Request: "R-4" Residential Single Family District to "RM-4" Residential Mixed District.

James S. Calvert, applicant, stated he would like to amend his request from "RM-4" to "R-4" C for a tri-plex usage. He has been in contact with the representative from Mancke Park Neighborhood Association as well as Mr. McAden to discuss this request.

Staff stated there were 24 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 returned in favor and Mancke Park Neighborhood Association stated they are not in opposition to "RM-4" C conditional use for a tri-plex.

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 McAden and seconded by Commissioner Grau to recommend approval of "R-4" C for a tri-plex.

1. Property is located on Lots 12 thru 14, Block 1, NCB 6524 at 422 Pershing Avenue.
2. There were 24 notices mailed, 3 returned in opposition and 4 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003117 C** – August 5, 2003

Applicant: James S. Calvert

Zoning Request: "R-4" Residential Single Family District to "R-4" C Residential Single Family District with a conditional use for a triplex.

James Calvert, 7709 Broadway, stated he is requesting this change in zoning to accommodate triplex usage.

**Z2003117 C**

Staff stated there were 24 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor and Mahncke Park Neighborhood Association is 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 McAden and seconded by Commissioner Sherrill to recommend approval of "R-4" C.

1. Property is located on Lots 12 thru 14, Block 1, NCB 6524 at 422 Pershing Avenue.
2. There were 24 notices mailed, 3 returned in opposition and 2 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.