



ZONING CASE: Z2003-137

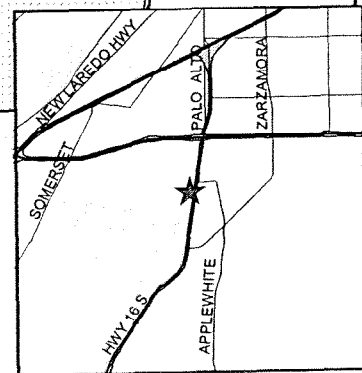
City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To "MF-33"
 Date: August 28, 2003
 Scale: 1" = 200'

 Subject Property
 200' Notification

T-14
 p.681
 C-6



C:\AUG_5_2003



CASE NO: Z2003137

Staff and Zoning Commission Recommendation - City Council

Date: August 28, 2003

Zoning Commission Meeting Date: August 05, 2003

Council District: 4

Ferguson Map: 681 C6

Appeal: No

Applicant:

Jose G.and Maria I. Mendoza

Owner:

Jose G.and Maria I. Mendoza

Zoning Request: From "R-6" Residential Single Family District to "MF-33" Multi-Family District
P-100 (6.149 acres), Block 2, NCB 14552

Property Location: 11222 Gaylord Drive

Property is located between Gaylord Drive (Extension) and State Highway 16 South (Palo Alto Road)

Proposal: Multi-Family development

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The "MF-33" Multi-Family District is consistent with Goals and Objectives of the Southside Initiative Community Plan. The subject property is vacant and adjacent to "R-6" Residential Single-Family District to the west, "C-2" Commercial District and "C-3 NA" Commercial Nonalcoholic Sales District to the east. The "MF-33" Multi-Family District will provide an appropriate transition between the "R-6" Residential Single Family District to the west and "C-2" Commercial District and "C-3 NA" Commercial Nonalcoholic Sales District to the east.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro G. Vega 207-7980

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
ZONING CASE REVIEW**

Zoning Case No.: Z2003137

Existing Zoning: R-6

Requested Zoning: MF-33

Neighborhood/Community Plan: Southside Initiative Community Plan

Future Land Use: Urban Living

Supplemental Studies/Analyses: N/A

Analysis: A multi-family complex at this location fits with the vision of the future land use plan adopted for this area.

Other Comments: Full recommendation of approval for this rezoning, however, should be contingent upon the following:

- 1) Proper notification of the South by Southwest Neighborhood Association: Irene Solis, 3447 Coconino Dr., 78211 Ph. # 924-2199
- 2) Substantive proof (plat or otherwise) that a R.O.W. can and will be built to provide ingress and egress from the applicant's lot to the access rd. of St. Hwy 16. Not allowing for this would seriously hamper the merits of the proposed rezoning, the traffic going in and out of multi-family use would spill into the planned single family residential subdivision, which is not in line with best practices.

Staff Recommendation: Recommend approval

Reviewer: Gregory Baker

Title: Senior Planner

Date: July 17, 2003

Z2003137

ZONING CASE NO. Z2003137 – August 5, 2003

Applicant: Jose & Maria Mendoza

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

Maria Mendoza, owner, stated she is intending to develop multi family on the subject property. She stated she collected a petition from the surrounding property owners who are in support of this zoning change.

FAVOR

Rod Radle, San Antonio Housing Authority, stated he strongly supports Mrs. Mendoza's request. He stated they are in the process of developing residential homes in this area and feels this would have a positive impact on the community.

Staff stated there were 55 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and South Southwest Neighborhood Association and San Antonio Housing Authority are 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on P-100 (6.149 acres), Block 2, NCB 14552 at 11222 Gaylord Drive.
2. There were 55 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.