

CASE NO: Z2003069

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from May 6, 2003: City Council continuance from June 26, 2003

Date: August 14, 2003

Zoning Commission Meeting Date: June 03, 2003

Council District: 2

Ferguson Map: 618 E5

Appeal: No

Applicant:

Owner:

COIL CDC

Huntleigh Park Baptist Church, Air Today Inc.

Zoning Request: From "R-5" Residential Single-Family Development & "R-6 S" Residential Single-Family Development to "RM-4" Residential Mixed District

6.217 acres out of NCB 10615

Property Location: The northwest corner of Hollyspring Drive and Whispering Creek

4542 E. Houston Street

Proposal: For single-family, duplex and quadruplex housing

Neighborhood Association: Huntleigh Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is zoned "R-6 S" and "R-5". The subject property has existing churches to the north and "R-5" residential zoning to the south and east. Mixed residential development will provide an appropriate transition between the churches and the existing single family development.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	1
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2003069 – May 6, 2003

Applicant: COIL CDC

Zoning Request: "R-5" Residential Single Family District and "R-6" S Residential Single Family District to "RM-4" Residential Mixed District.

Chris Dumas, 12940 Country Parkway, stated they are requesting this change in zoning to allow development of single family, duplex and quadruplex.

Madelyn Boone, stated their organization is dedicated to developing housing for the elderly and disabled. She stated they are proposing to develop single-family, duplex and quadruplex homes on the subject property. She further stated they have been in contact with the president of the Huntleigh Neighborhood association and the two churches.

OPPOSE

Charles Dawkins, 4627 Argonne Drive, stated he does not support this request. He stated he feels this development is inappropriate for the subject property. He further stated this area experiences a high volume of traffic and is concerned this development may bring more congestion. He also stated he has been in contact with the surrounding neighbors and they are in opposition of this zoning request.

Shirley Bennett, 4626 Argonne Drive, stated she is in opposition of the proposed zoning change. She expressed concerns with increase in traffic. She feels this would have a negative impact on the neighborhood. She also expressed concerns on how this development may affect their evacuation route.

Margaret King, 523 Susanwood Drive, stated this area is filled with multi-family dwelling and would like the neighborhood to remain single-family. She expressed concerns with the increase in traffic this development may occur.

Lloyd Barnes, President of Huntleigh Park Neighborhood Association, stated they are in opposition of this request. He stated he received notification from the applicant informing him of the proposed development. He further stated he introduced this proposed development with the members of the neighborhood association who are also in opposition of this zoning change.

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REBUTTAL

Chris Dumas, 12940 Country Parkway, stated he is aware of the traffic congestion within this area however the traffic impact analysis indicated this would be a level 1 impact analysis. He stated this development is designed for the elderly and disabled whom he feels would not have impact traffic issues in this area.

Madelyn Boone, stated their original plan consisted of eightplexes and tenplexes. She stated they have reduced their density to multi-family. She feels this area is suitable for this area and would be good for the community.

Staff stated there were 40 notices mailed out to the surrounding property owners, 3 returned in opposition and 7 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 Mehringer and seconded by Commissioner Sherrill to recommend a continuance until June 3, 2003.

1. Property is located on 6.217 acres out of NCB 10615 at Hollyspring Drive and Whispering Creek.
2. There were 40 notices mailed, 3 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2003069 – June 3, 2003

Applicant: COIL CDC

Zoning Request: "R-5" Residential Single Family District and "R-6" S Residential Single Family District to "RM-4" Residential Mixed District.

Chris Lumas, 12940 Country Parkway, proposing of this rezoning is to develop 3 quadplex structures and 6 duplex structures on the subject property. He stated the proposed density is consistent with the existing residential homes.

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Madeline Boone, 4905 Center Park Boulevard, applicant, stated this development is designed for the elderly and disabled. She further stated they have met with the surrounding neighbors and churches in the neighborhood.

Donald Wade, Vice president of COIL CDC, stated this a non-profit agency designed to service the elderly and disabled to become independent and productive in the community. He stated they have several projects throughout the city and have been very successful. He further stated he feels this project would be good for the community.

Madeline Boone, stated their previous project on the Southside consists of 18 units and their second project on I35 and Rittman has been successful. This proposed development would be their third project, which they feel would be good for the neighborhood. She stated they mailed out notices to the surrounding neighbors and held a series of meetings with the surrounding neighbor to address their concerns. She stated they have decreased the density in their project as the homeowners have requested. She also has been working with Councilman Saunders and staff. She feels this would be an asset to the community.

FAVOR

Rev. Michael Lawrence Weaden, 4542 E. Houston, stated he is in support of this request. He feels this would be good for the community. He stated this would allow the elderly and disabled to become a part of a neighborhood.

Elvis Hodge, 4602 Lavender Lane, Vice President of Huntleigh Park Neighborhood Association, stated he strongly supports this zoning request. He stated he feels this would enhance the neighborhood.

Connie Sennan, 320 Kendalia, stated she resides in the Southside project. She stated COIL CDC has provided excellent services to her and her family. She further stated this agency has given her an opportunity to own a home with her disabilities.

Rev. Johnny Guyten, 327 Fargo, stated he supports the proposed development. He stated he has been in contact with Mrs. Boone. He further stated there is a need for homes in their community and feels this would have a positive impact on the neighborhood.

Art Tabler, Air Today Incorporated, 419 Sprucewood, stated they own a portion of this property along with the property adjacent to the subject property. He stated they are in support of the proposed project.

Mary Alston, stated she has owned and resided in the area for over 36 years and feels this project would be good for the neighborhood.

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Herbert Brewer, stated he has lived in the neighborhood since 1973. He stated he is very comfortable with his neighbors and the neighborhood itself. He feels this project would enhance the appearance of the neighborhood. He is in support of this request.

OPPOSE

Margaret King, 523 Suzanne Wood Drive, stated she is concerned with the traffic problems in this area. She feels this development would create more traffic congestion in the neighborhood. She also expressed concerns with the how these homes will be serviced when the resident would have to vacate the home.

Charles Miller, 4627 Argonne Drive, stated he is opposition of this development. He expressed concerns with the traffic congestion in this area. He feels this development would invite more traffic to the neighborhood. He also expressed concerns with the jet fuel that is stored in this area. He stated the neighborhood would be overcrowded.

Shirley Bennett, 4626 Argonne Drive, stated she also is in opposition of this request. She feels this type of housing is not needed in this area. She also expressed concerns with traffic in this area. She feels this area is inappropriate for this type of development.

Bruce Nolan, 4603 Argonne Drive, stated he does not support this project. He stated this would tremendously increase the traffic in the neighborhood.

William Marcus Adams, 4615 Kayann Drive, stated he feels this area is not suitable for this development. These homes would be for the elderly and disabled and is concerned for their safety. He stated there is a high volume of traffic. He also expressed concerns with the jet fuel that is stored in this area.

Lloyd Barnes, 4610 Kayann Drive, president of Huntleigh Park Neighborhood Association, stated they do not support this zoning change. He stated they are not in opposition of development and growth however he feels the subject property is too small for this type of housing.

Randolph Reed, 4626 Old Coach Lane, stated he is in opposition of this zoning request. He also expressed concerns with the high volume of traffic in this area.

REBUTTAL

Madeline Boone, stated she has held a series of meetings with the neighborhood association to address their concerns. She stated they have decreased the density of this project. She further stated their previous project has been very successful. She stated the traffic issue has been addressed. There have been 3 traffic impact analyses in this area that did not meet the minimum requirements. She feels this area is suitable for this type of housing and would be good for the community.

Staff stated there were 40 notices mailed out to the surrounding property owners, 3 returned in opposition and 7 returned in favor and Huntleigh Park Neighborhood is in opposition and the San Antonio Independent School District is in favor of this request.

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

Commissioner McGowan made a motion for denial. There was not second to the motion therefore the motion failed.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Sherrill to recommend a continuance until July 1, 2003.

AYES: Kissling, McGowan, Mehringer

NAYS: Martinez, Grau, Cardenas-Gamez, Sherrill, McAden, Avila, Morell

THE MOTION FAILED.

COMMISSION ACTION

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on 6.217 acres out of NCB 10615 at 4542 E. Houston Street.
2. There were 40 notices mailed, 3 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: McGowan

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING June 26, 2003

City Council granted a continuance on this case until August 14, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.