

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2003-099

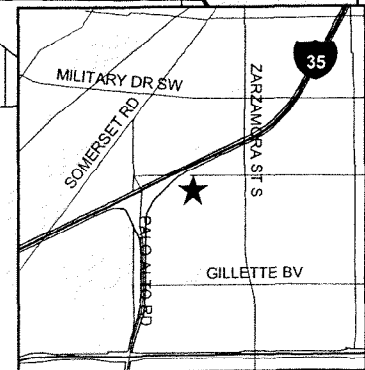
City Council District NO. 4
 Requested Zoning Change
 From: "R-5 and R-6" To "RM-5"
 Date: AUGUST 14, 2003
 Scale: 1" = 400'

□ Subject Property
 ○ 200' Notification

T-10
 p.568
 C-5



C:\JUNE 3, 2003



CASE NO: Z2003099

Staff and Zoning Commission Recommendation - City Council

Date: August 14, 2003

Zoning Commission Meeting Date: July 15, 2003

Council District: 4

Ferguson Map: 681 E2

Appeal: No

Applicant:

Bitterblue Inc.

Owner:

Barrett, Thurman Sr. and Jr.

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

69.35 acre tract of land out of NCB 11186

Property Location: West Hutchins Place (extension)

South side of the extension of West Hutchins Place 140 feet west of Marek Street

Proposal: The Hispanic Baptist Theological School located on the northwest side of Interstate Highway 35 South is proposing to move their campus to the property under consideration

Neighborhood Association: Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The 69.35 acre tract of land is vacant and adjacent to "R-5" Residential Single-Family District to the south, "R-6" Residential Single-Family District to the east and west, "C-1" Commercial District and "C-3" Commercial District across West Hutchins Place (extension) to the north and "I-1" General Industrial District to the northwest. The "RM-5" Residential Mixed District would be an appropriate zoning classification and transition for the 70.82 acre tract. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003099

ZONING CASE NO. Z2003099 – July 15, 2003

Applicant: Bitterblue Inc.

Zoning Request: “R-5” Residential Single Family District and “R-6” Residential Single Family District to “RM-5” Residential Mixed District.

Andy Guerrero, 3134 Ranker, representing the applicant, stated they are requesting this change in zoning to allow the relocation of the Baptist School that is currently located to the north of the subject property. He stated their first phase would be assembly halls, classrooms and student housing and athletic fields. He stated they have met with Patton Heights Neighborhood Association and the Superintendent of South San Independent School District who are in support of this request.

FAVOR

Charles Wedge, stated this school was originally established in 1947 as the Mexican Bible Institute. He stated their intent is to expand their facilities to better serve the community. He stated they have been in contact with the neighborhood association who is in support of this request.

John Robertson, 745 E. Mulberry, stated this would be a three-phase program. This development would consist of assembly halls, classrooms and student housing and athletic fields. The second phase would consist of church sanctuary and an administration building. The third phase would consist of student housing, sports fields and as needed future development.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor and no response from Patton Tareyton Tempo and South Southwest Neighborhood Association.

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 McAden to recommend approval.

1. Property is located on 70.82 acre tract of land out of NCB 11186 at West Hutchins Place.
2. There were 25 notices mailed, 0 returned in opposition and 10 in favor.
3. Staff recommends approval.

Z2003099

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.