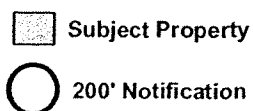


ZONING CASE: Z2003-142

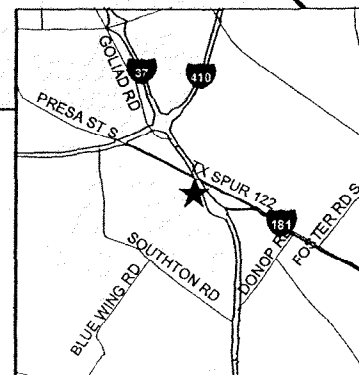
City Council District NO. 3
 Requested Zoning Change
 From: "NP-10" and "DR" To "MF-25"
 Date: September 11, 2003
 Scale: 1" = 300'



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CASE NO: Z2003142

Staff and Zoning Commission Recommendation - City Council

Date: September 11, 2003

Zoning Commission Meeting Date: August 19, 2003

Council District: 3

Ferguson Map: 684 D5

Appeal: No

Applicant:

Thomas Phillips and Harry Urey

Owner:

Thomas Phillips and Harry Urey

Zoning Request: From "NP-10" Neighborhood Preservation District and "DR" Development Reserve District to "MF-25" Multi-Family District

16.069 acres of land out of NCB 16622

Property Location: Southwest side of IH 37

Southwest side of IH 37 South access road between Blue Wing Road and Highway 181

Proposal: Multi-Family dwellings

Neighborhood Association: None

Neighborhood Plan: The Southside Initiative Community Plan

TIA Statement: A level one traffic impact analysis is required

Staff Recommendation:

Continuance until September 25, 2003 to allow for concurrence with plan amendment scheduled to be heard by City Council on September 25, 2003.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2003142

ZONING CASE NO. Z2003142 – August 19, 2003

Applicant: Thomas Phillips and Harry Urey

Zoning Request: “NP-10” Neighborhood Preservation District and “DR” Development Reserve District to “MF-33” Multi-Family District.

Andy Johnston, 454 Soledad, representing the applicant, stated they are proposing to develop this property as an apartment complex. He stated this property was annexed and became part of the South Side Initiative Plan. He further stated they agree to amend their original request to a “MF-25”. He also stated they would be providing greenbelts, parks and open space. He feels this would abide by the South Side Initiative Plan.

FAVOR

Ken Brown, 111 Soledad, stated he is in support of this request. He stated this project abides by the South Side Initiative Plan and feels this would compliment the area.

OPPOSE

Anthony Saunders, 268010 Old Camp Road, stated he is for new development however he is concerned with how this would affect his mother’s property values. He also expressed concerns with how this would be beneficial to the surrounding residents.

June Kochtik, 3415 Rock Creek Run, stated she is not nor in favor or opposition however she would like to comment on the Southside Initiative Plan. She represents the Bexar Land Trust Organization. She stated they would like to offer to assist these residents within the Southside Initiative Plan to better understand how this would affect their property.

Janet Ruzza, 3076 Wright Carpenter, stated is concerned with the impact it may have on their property. She stated she would like to continue to work with Mr. Moncivais and the Planning staff to better understand what would be allowed when this takes affect.

REBUTTAL

Ken Brown, stated they would not have a zoning classification that allows them to prove to the Texas Housing Community Affairs that it may be developed as a multi family site. He stated they have been continuously working with the surrounding property owners to address their concerns.

Z2003142

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Dutmer and seconded by Commissioner McAden to recommend approval of "MF-25".

1. Property is located on 16.069 acres of land out of NCB 16622 at Southwest side of IH 37.
2. There were 2 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling Dutmer, Dixson, McAden, Avila, Morell, Mehringer

NAYS: None

ABSTAIN: Sherrill

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.