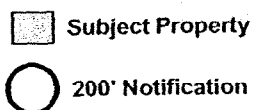


ZONING CASE: Z2003-125 C A

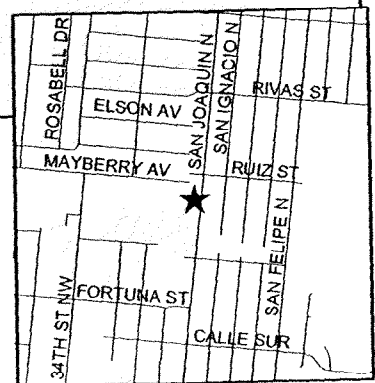
City Council District NO. 7
 Requested Zoning Change
 From: "MF-33" To "R-6"
 Date: September 11, 2003
 Scale: 1" = 150'



T-10
 p.568
 C-5



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CASE NO: Z2003125 C A

Staff and Zoning Commission Recommendation - City Council

City Council continuance from August 14, 2003

Date: September 11, 2003

Zoning Commission Meeting Date: July 15, 2003

Council District: 5

Ferguson Map: 615

Appeal: No

Applicant:

Owner

City of San Antonio

Porfirio and Minerva Juarez

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

Lots 11 and 12, Block 7, NCB 8863

Property Location: 359 North San Joaquin

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Memorial Heights Neighborhood Association and Prospect Hill NA with 200 feet.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is an individual lot saved, excepted and continued from the large area rezoning case considered and approved by the City Council on August 14, 2003. The goal of the large area rezoning case was to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the subject neighborhood contains single-family homes and vacant lots and parcels now zoned R-6. Single-family residences lie adjacent to the north, south and southeast. Zarzamora Creek is located approximately 144 feet to the south and City Public Service has a substation and transmission lines located approximately 142 feet to the northeast. Rezoning the subject property to a single-family residential classification would eliminate an incompatible MF-33 tract, discourage further multifamily encroachment into the neighborhood and would promote future and continued single-family home ownership.

Zoning Commission Recommendation

Approval

CASE MANAGER : Christie Chapman 207-8389

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2003125 C A

ZONING CASE NO. Z2003125 C – July 15, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi Family District, "C-2NA" Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-4" Residential Single Family District, "R-5" Residential Single Family District, "R-6" Residential Single Family District, "R-6" C Residential Single Family District with a conditional use for a duplex and "R-6" C Residential Single Family District with a conditional use for an eight (8) unit apartment building, "R-6" C Residential Single Family District with conditional use for a nine (9) unit apartment building, "R-6" C Residential Single Family District with a conditional use for twelve (12) unit apartment complex.

City staff represented this case.

FAVOR

Arturo Delgado, 327 Precious, representing Memorial Heights Neighborhood Association, stated he is in support of this proposed zoning change. He stated this would reduce the multi family complexes in the neighborhood. He stated the crime and traffic have increased in this area due to the low-income housing that has been developed in this area.

Richard Garcia, 166 Tesla Drive, stated he strongly supports this request. He stated this would be good for the neighborhood. He further stated he feels this would eliminate the overcrowding of their neighborhood.

Diana Herrera, 314 Rosabell, stated she feels this change would upgrade the appearance of the neighborhood and is in support of this request.

Buck Benson, 111 Soledad, representing a property owner within this area, stated he is in support of this request. He stated this change in zoning would enhance the community.

Staff stated there were 1,564 notices mailed out to the surrounding property owners, 14 returned in opposition and 38 returned in favor and no response from Memorial Heights 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.

Z2003125 C A

COMMISSION ACTION

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

1. Properties are those bounded by Culebra Street to the north, San Joaquin to the east, Commerce Street to the south, and 36th Street and Esmeralda to the west.
2. There were 1,564 notices mailed, 14 returned in opposition and 38 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING August 14, 2003

City Council granted a continuance on this case until September 11, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Mayor and Council

FROM: Councilman Julian Castro, District 7

COPIES TO: Terry Brechtel, City Manager; Christopher Brady, Interim Director of Development Services; Norma Rodriguez, City Clerk; Andrew Martin, City Attorney; Gayle McDaniel, Assistant to Council; File

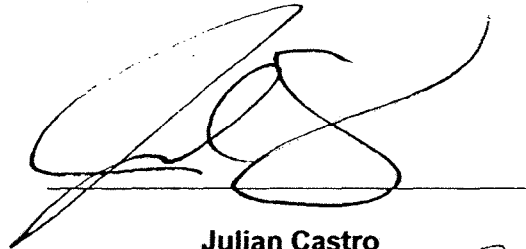
SUBJECT: Rezoning of properties within District 7

DATE: August 28, 2002

Your support is requested to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of approximately 6300 residential properties within District 7. It is the goal of the City's CDBG Rezoning Effort to rezone those properties that are incompatible with the current zoning. These residential properties consist of single-family residences but are zoned for multi-family residential, commercial, and industrial land uses. In order to prevent incompatible uses from encroaching into this residential area it is important that these areas be rezoned appropriately.

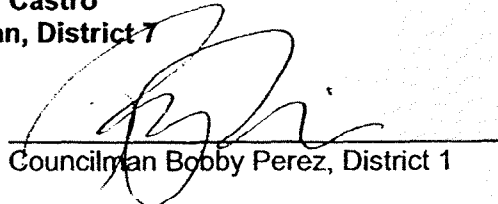
The residential properties are generally bound by Culebra Road to the north, North 24th Street to the east, West Commerce Street to the south, and North Acme Road to the west.

As part of the City's CDBG Rezoning Effort it is requested that the property be rezoned to single-family residence districts to conform to the existing uses in the area.



Julian Castro
Councilman, District 7

Mayor Ed Garza

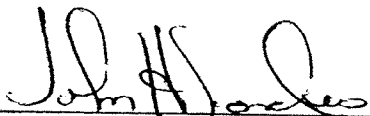


Councilman Bobby Perez, District 1

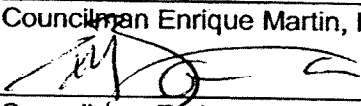
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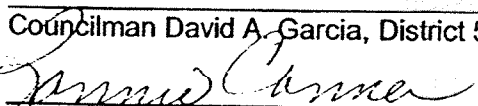
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CITY CLERK

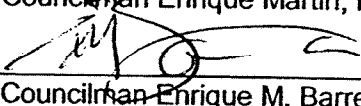
August 28, 2002

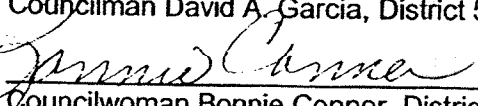

Councilman John Sanders, District 2

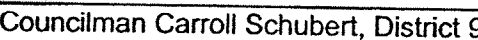

Councilwoman Toni Moorhouse, District 3



Councilman Enrique Martin, District 4


Councilman David A. Garcia, District 5


Councilman Enrique M. Barrera, District 6


Councilwoman Bonnie Conner, District 8


Councilman Carroll Schubert, District 9


Councilman David Carpenter, District 10

JC/jma