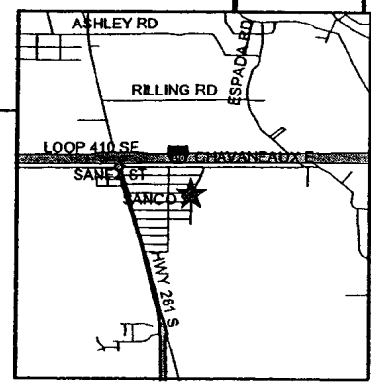


ZONING CASE: Z2003-235

City Council District NO. 3
 Requested Zoning Change
 From: "R-6" To "R-5"
 Date: January 8, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

I-0
 P.647
 E-5



CASE NO: Z2003235

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 16, 2003

Council District: 3

Ferguson Map: 683 B4

Appeal: No

Applicant: Owner

Maria L. Sanchez

Maria L. Sanchez

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

The east 5 feet of the north 90.4 feet of Lot 16 and the north 89.7 feet of Lot 17, Block 8, NCB 15638

Property Location: 9907 Ruidosa

Southwest corner of San Casimiro Street and Ruidosa Street

Proposal: To reconstruct a single-family residential structure

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Southside Initiative Community Plan recommends urban living, which allows residential and commercial uses. The subject property is currently vacant and the owner is requesting the zone change in order to construct a new residential structure with assistance from the City of San Antonio's Owner Occupied Rehabilitation/Reconstruction Program. The subject property is located in the middle of an established "R-6" Residential Single-Family District neighborhood and measures approximately 5,593 square feet in area. (407 square feet below the 6,000 square foot minimum lot size in R-6.) The approval of an "R-5" Residential Single-Family District will not adversely affect the residential area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Christie Chapman 207-8389

Z2003235

ZONING CASE NO. Z2003235 – December 16, 2003

Applicant: Maria L. Sanchez

Zoning Request: "R-6" Residential Single Family District to "R-5" Residential Single Family District

Rolando Briones, stated there is a existing home on the property that is a dangerous structure. He further stated their intentions are to demolish the existing structure and reconstruct a new home for the owner.

FAVOR

Roger De La Cruz, Neighborhood Action Department, stated they are in support of this request.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 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 Avila to recommend approval.

1. Property located on the east 5 feet of the north 90.4 feet of Lot 16 and the north 89.7 feet of Lot 17, Block 8, NCB 15638 at 9907 Ruidosa.
2. There were 33 notices mailed, 1 returned in opposition and 1 in favor
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing