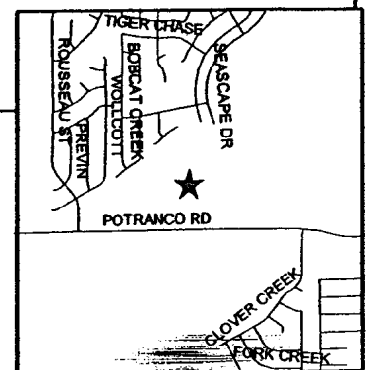


# **ZONING CASE: Z2003-217**

City Council District No. 6  
 Requested Zoning Change  
 From: "R-6" To "R-6 C"  
 Date: January 8, 2004  
 Scale: 1" = 250'

- Subject Property
- 200' Notification

P.612  
 C-3



# CASE NO: Z2003217

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 08, 2004

**Zoning Commission Meeting Date:** November 18, 2003

**Council District:** 6

**Ferguson Map:** 612 C3

**Appeal:** No

**Applicant:** Owner

City of San Antonio

MCHAZLETT, DIANA and ROBERT C DE LA ROSA

**Zoning Request:** From "R-6 PUD" Residential Single-Family Planned Unit District to "R-6 C" Residential Single-Family District with a conditional use for a multi-family development with a density not to exceed 8 units per acre

Lot P 13, NCB 34392

**Property Location:** 10581 Potranco

**Proposal:** To develop Multi-Family Units

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. Z2003217 is a City of San Antonio initiated case and was a prior zoning case that was approved. The prior zoning case Z2002105 was approved by City Council August 8, 2002, from "R-6" to "R-6 PUD" for the development of Multi-Family Units. The "R-6 PUD", however will not allow the development of Multi-Family Units. This rezoning is to correct the prior incorrect zoning, which was thought to allow for the development of the Multi-Family Units. Subject property is surrounded by "R-4" and "R-6" zoning and uses. The "R-6 C" Residential Single-Family District with a conditional use for a multi-family development with a density not to exceed 8 units per acre is compatible with the surrounding density. The requested zoning is compatible with existing zoning and uses and will have no adverse affect on the surrounding property.

### Zoning Commission Recommendation

Approval

#### VOTE

FOR 7

AGAINST 0

ABSTAIN 1

RECUSAL 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2003217**

**ZONING CASE NO. Z2003217** – November 18, 2003

Applicant: City of San Antonio

Zoning Request: "R-6" PUD Residential Single Family District Planned Unit Development to "R-6" C Residential Single Family District with a conditional use for a multi-family development with a density not to exceed 8 units per acre.

City staff represented this case.

**OPPOSE**

Steven Taylor, 300 E. Sonterra Blvd., #350, Association Manager of the Homeowners Association, stated at this time they are in opposition of this request due to not having enough information on this case to base their decision.

Bianca Pallminey, 475 Bobcat Hollow, stated her property is adjacent to the subject property. She stated this area is newly developed and is growing nicely. She stated they have restrictive convenient which provides guidelines for new development. She stated she is concerned with the type of development that would occur on the subject property. She further stated they have not been properly informed and wish to meet with the developer to discuss their proposed project.

Mary Lustri, 627 Limestone Flat, stated she would also like to express the same concerns as Mr. Taylor and Mrs. Pallminey. She stated at this time they are in opposition of this request. She stated she would like more information from the developer about the proposed project.

Curtis Lusby, 10507 Cougar Chase, stated he too is concerned with the type of development that may occur. He stated he too has not received any information about this development. He also expressed concerns with the increase in traffic that may development may invite into the neighborhood.

Alma Resendez, 419 Bobcat Hollow, stated she is also in opposition of this request. She expressed the same concerns. She also would like to receive more information on the proposed development.

Jimmy Trevino, 418 Tiger Hill, stated he would like to express the same concerns that have been mentioned. He stated he is also concerned with how would this proposed development may affect their property values.

**Z2003217**

Carol Bishop, 407 Bobcat Hollow, stated she is also in opposition of this request. She expressed concerns with how this proposed change might affect their property values. She also expressed concerns with the increase in traffic this may invite into the neighborhood.

Cynthia Suarez, 414 Bobcat Hill, stated she is also expressed concerned with her property values depreciating. She also stated she feels they were not properly informed. They have not met with the developer or applicant to further discuss the proposed project.

Richard Macias, 430 Tiger Hills, stated he is opposition of this request. He expressed the same concerns as the other residents.

Robert Pallminey, 475 Bobcat Hollow, stated he would like to receive the correct information of what this development is about. He also expressed concerns with the increase in traffic that may occur with this development.

Bane Sullivan, stated he is in the process of purchasing a home within this area and is concerned with how this development may affect his property value.

Felicia Scrokey, 8302 Altheian, representing Century 21, stated she would like more information of the proposed development. She stated they have not been informed of this. She also expressed concerns with how this may affect the property values of the surrounding residents.

Jeanette Zimanck, 407 Bobcat Hollow, stated she would like to know why they were not notified of the proposed development.

Jerry Lance, 462 Bobcat Hollow, stated he would like to express the same concerns as the previous residents.

Staff stated there were 90 notices mailed out to the surrounding property owners, 11 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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot P-13, NCB 34392
2. There were 90 notices mailed, 11 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2003217**

**AYES: Grau, Cardenas-Gamez, Dixon, Sherrill, McAden, Avila, Peel**

**NAYS: None**

**ABSTAIN: Kissling**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.