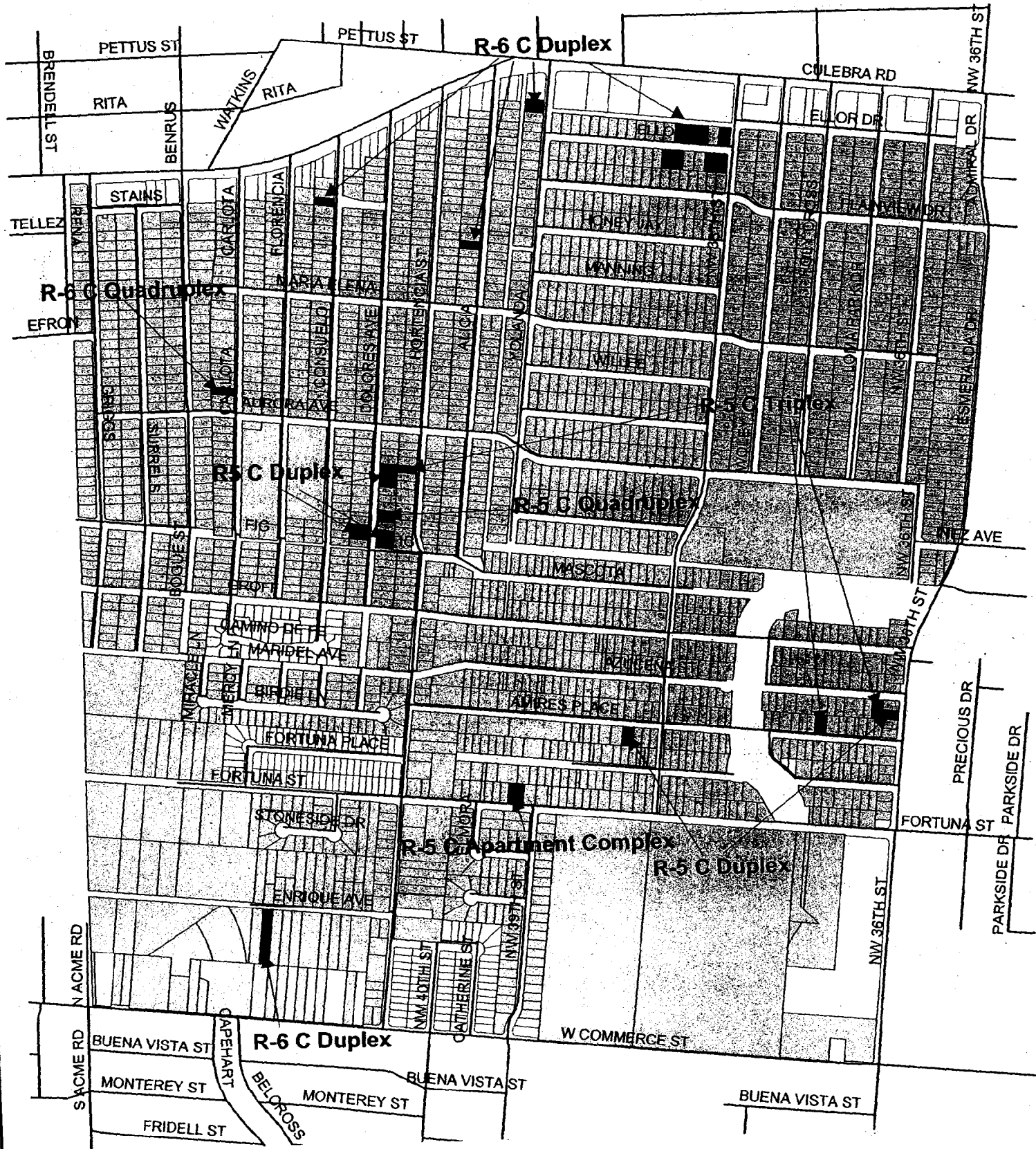


Community Area Rezoning Plan

Case No. Z2003229 C

Shaded areas indicate residential lots proposed to be rezoned from MF-33, C-1, C-2, C-3NA and I-1 to R-5 and R-6 Residential Single-Family with the Conditional Uses on the following roughly identified parcels.

N



CASE NO: Z2003229 C

Staff and Zoning Commission Recommendation – City

Date: January 08, 2004

Zoning Commission Meeting Date: December 02, 2003

Council District: 5 and 7

Ferguson Map: 615

Appeal: No

Applicant: Owner

City of San Antonio Multiple Property Owners

Zoning Request: From "MF-33" Multi-Family District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3 NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-5" Residential Single-Family District, "R-5 C" Residential Single-Family District with a Conditional Use for a Duplex, Triplex, Quadruplex and an Eight (8) Unit Apartment Complex, "R-6" Residential Single-Family District and "R-6 C" Residential Single-Family District with a Conditional Use for a Duplex and a Quadruplex

Property Location: An area generally bound by Culebra Street to the north; Esmeralda Drive and 36th Street to the east, Commerce Street to the south and Acme Road and Rena Drive to the west.

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

Neighborhood Association: Loma Park and Loma Terrace Neighborhood Association
Culebra Park, Third World and Memorial Heights Neighborhood Association within 200 feet

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The vast majority of the subject properties contain residential single-family homes inappropriately zoned for multi-family, commercial and industrial uses allowing detrimental land use conflicts for property owners. Currently, property owners have the legal right to develop and operate high-density multi-family dwellings directly adjacent to established single-family homes.

It is imperative to rezone the subject properties to protect the established residential single-family neighborhood. The rezoning of the subject properties to residential single-family would discourage the encroachment of multi-family development into the established single-family neighborhood and will promote future and continued ownership of single-family homes in the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Christie Chapman 207-8389

22003-229C

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

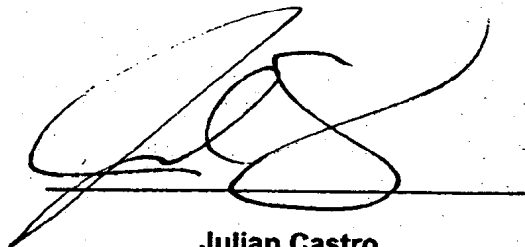
SUBJECT: Rezoning of properties within District 7

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.

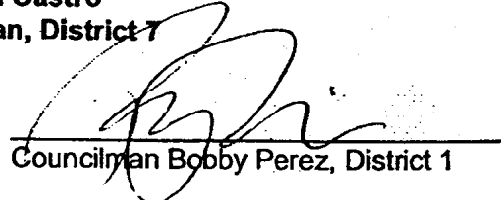
The residential properties are generally bound by Culebra Road to the north, North 24th Street to the east, West Commerce Street to the south, and North Acme Road to the west.

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



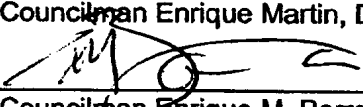
Councilman Bobby Perez, District 1

2002 SEP -5 PM 4:19

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK


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

Z2003229 C

ZONING CASE NO. Z2003229 C – December 2, 2003

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi Family District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-5" Residential Single Family District, "R-5" C Residential Single Family District with a Conditional Use for a Duplex, Triplex, Quadruplex and an Eight (8) Unit Apartment Complex, "R-6" Residential Single Family District and "R-6" C Residential Single Family District with a Conditional Use for a Duplex and Quadruplex.

Christie Chapman, Case Manager, stated they held a community meeting to discuss the proposed zoning change with the surrounding property owners and the Loma Park and Loma Terrace Neighborhood Association. She stated the majority of the residents were in favor. She further stated there were some concerns on development of multi family homes and many code compliance issues that were addressed.

FAVOR

Terry Kilmore, President of Loma Park Neighborhood Association, stated she strongly supports this request. She stated she would like to keep this neighborhood single family dwellings only. This request will prevent duplexes, triplex and quadruplex from coming into the neighborhood.

Mrs. Reyna, 319 Loma Terrace, stated she is also in support of this request. She stated she feels this would be good for the community. She stated she would like this neighborhood to remain single family dwelling only.

Angela Castillo, stated she is also in support of this zoning change. She stated she feels this would reduce the duplexes and triplexes in this area. She would like this area to retain its single family dwelling appearance.

Ken Brown, 111 Soledad, representing a property owner, stated he would like to request 22 lots be excluded from this rezoning and continued until a later date to have more time to meet with the surrounding property owners to discuss their proposed development. He stated they are proposing to develop duplexes. He further stated they would like to request an "R-6" C zoning to allow for duplexes.

Terry Kilmore, stated she is in opposition of Mr. Brown's intent.

Z2003229 C

Staff stated there were 2,536 notices mailed out to the surrounding property owners, 35 returned in opposition and 50 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 Sherrill and seconded by Commissioner Dutmer to recommend approval.

1. An area generally bound by Culebra Street to the north; Esmeralda Drive and 36th Street to the east, Commerce Street to the south and Acme Road and Rena Drive to the west.
2. There were 2,536 notices mailed, 35 returned in opposition and 50 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixson, Sherrill,
McAden, Avila, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.