

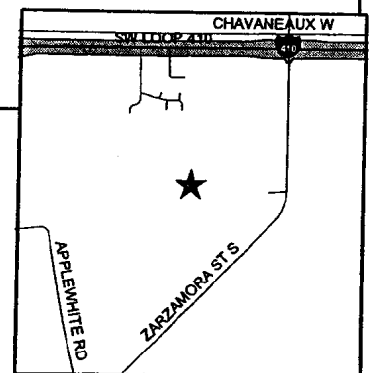
ZONING CASE: Z2003-173-24

City Council District No. 3
 Requested Zoning Change
 From: "DR" To "R-4"
 Date: December 4, 2003
 Scale: 1" = 500'

 Subject Property

 200' Notification

P.681
E-5



CASE NO: Z2003173-24

Staff and Zoning Commission Recommendation - City Council

Date: December 04, 2003

Zoning Commission Meeting Date: November 18, 2003

Council District: 3

Ferguson Map: 681

Appeal: No

Applicant:

City of San Antonio

Owner:

Hunters Pond, LLP

Zoning Request: From "DR" Development Reserve District to "R4" Single-Family Residential

Property Location: South of, but not adjacent to, Loop 410, east of State Hwy 16 and west of Zarzamora Street

Proposal: To implement the goals and objectives of the Southside Initiative Community Plan

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The proposed zoning is consistent with the land use component of the Southside Initiative Community Plan which designates the subject property as Urban Living. The subject property is currently undeveloped and is part of a larger development which has an approved Master Plan. The proposed 4,000 sq ft lot size is compatible with the residential densities of the adjacent "UD" District.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2003173-24

ZONING CASE NO. Z2003173-24 – November 21, 2003

Applicant: City of San Antonio

Zoning Request: "DR" Development Reserve to "R-4" Residential Single Family District

City staff represented this case.

FAVOR

Ken Brown, 111 Soledad, stated he has submitted a master development plan to the Planning Department. He stated this property is adjacent to an existing "R-4" development.

Esequiel Campos, 5403 S. Flores, stated he is not in favor nor in opposition but concentrated development has led to drainage problems due to elevation differences and non "rural" farm development also causes problems with the live stock and fencing.

Staff stated there were 29 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 Sherrill to recommend approval.

1. Property generally bound located south of, but not adjacent to, Loop 410; east of State Highway 16 and west of South Zarzamora Street.
2. There were 29 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2003173-24

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.