

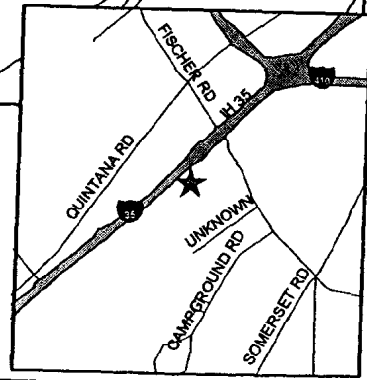
— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2003-173-7A

City Council District No. 4
 Requested Zoning Change
 From: "DR" To "RD"
 Date: December 4, 2003
 Scale: 1" = 700'

■ Subject Property
 ○ 200' Notification

P.680
 B-6



CASE NO: Z2003173-7A

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from September 16, 2003 and October 7, 2003

Date: December 04, 2003

Zoning Commission Meeting Date: November 04, 2003

Council District: 4

Ferguson Map: 680

Appeal: No

Applicant:

City of San Antonio

Owner:

Jesus Vasquez

Zoning Request: From "DR" Development Reserve District to "RD" Rural Development District

CB 4301 P-45 & 46 ABS 6

Property Location: 11893 Fischer Road

At the southeast corner of Interstate Highway 35 South and Fischer Road

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. The proposed district allows a variety of community development patterns that reflect and preserve the rural character and culture of the southside community. The property is currently undeveloped. The proposed "RD" District allows for future commercial and residential development in a manner that is compatible with other development in the Southside Initiative planning area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 1

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

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THE MOTION CARRIED

ZONING CASE NO. Z2003173-7 – October 7, 2003

Applicant: City of San Antonio

Zoning Request: "DR" Development Reserve District to "RD" Rural Development District.

City staff represented this case.

OPPOSE

Andy Guerrero, 3135 Ranker, representing the owner, stated they were originally requesting "UD" District however they would like to request a "C-2" District as well. He stated at this time he would like to request a 60-day continuance to have more time to meet with city staff to further discuss this case.

Mr. Zapata, 1017 N. Main, representing the owner, stated they have owned the property for approximately 5 years. They currently have no plans for the property. He stated they are concerned that this change would limit their options.

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 Avila and seconded by Commissioner Cardenas-Gamez to recommend a continuance on Tract A until November 4, 2003.

1. Property is located along the southeast corner of I. H. 35 South and Fischer Road; on the east side of Old Somerset Road.
2. Staff recommends approval.

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

NAYS: None

ABSTAIN: McAden

THE MOTION CARRIED.

A SEPARATE VOTE WAS TAKEN ON TRACT B ON ZONING CASE Z2003173-7.

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COMMISSION ACTION

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

1. Property is located along southeast corner of I. H. 35 South and Fischer Road; on the east side of Old Somerset Road.
2. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2003173-7A – November 4, 2003

Applicant: City of San Antonio

Zoning Request: "DR" Development Reserve District to "RD" Rural Development District.

City staff represented this case.

OPPOSE

Andy Guerrero, 3134 Renker, stated he has been working with City staff to discuss the development of this property and have requested a "UD" Urban District. He stated they have agreed to "RD" Rural Development District zoning however they would like to be granted a "UD" Urban District zoning use.

REBUTTAL

Nina Nixon-Mendez, Planning Manager, stated the have met with the owner to discuss the utilizing the flex development plan. She stated they may submit a master development plan concept that would provide for mixed uses.

Emil Moncivais, Planning Director, stated he has met with the owner, who at the time had an engineer that was working on this project. He stated he also met with the engineer to develop a concept that would best be suitable for this property. He feels the proposed district is appropriate for this property at this time.

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Staff stated there were 23 notices mailed out to the surrounding property owners, 0 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 Avila and seconded by Commissioner Dutmer to recommend approval.

1. Property is located CB 4301, P-45 and 46, ABS 6 at 11893 Fischer Road.
2. There were 23 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Cardenas-Gamez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.