

CASE NO: Z2003190

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: October 21, 2003

Council District: 6

Ferguson Map: 578 A6

Appeal: No

Applicant: Owner

City of San Antonio Multiple Owners

Zoning Request: From "R-6" Residential Single-Family District to "R-20" Residential Single-Family District

all of NCB 34400A and all of NCB 34400C

Property Location: west of Loop 1604 and Summer Breeze

Proposal: To rezone city annexed property

Neighborhood Association: North San Antonio Hills Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6." The subject properties are existing large lot residential properties. The proposed "R-20" zoning will preserve the large lot integrity of the subdivision and not adversely affect the area.

Zoning Commission Recommendation

Approval.

VOTE

FOR 8

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2003190

ZONING CASE NO. Z2003190 – October 21, 2003

Applicant: City of San Antonio

Zoning Request: “R-6” Residential Single Family District to “R-20” Residential Single Family District.

City staff represented this case.

FAVOR

Clemente Chavarria, 3530 Dove Park, president of homeowners association, stated they are in support of this zoning request. He further stated this area is strictly residential and feel this request is would have a positive impact on the neighborhood.

Steve Bepko, 11823 Thoroughbred Trail, stated he is also in support of this request. He stated he would like this area to remain residential.

Mike Armstrong, stated he is in favor of the “R-20” zoning request. He stated he would like to keep the integrity of the neighborhood.

OPPOSE

Curtis Von, stated he is in favor of this request however he would like for Lot 8 be exempt from this zoning request.

Staff stated there were 252 notices mailed out to the surrounding property owners, 2 returned in opposition and 47 returned in favor and North San Antonio Hills Neighborhood Association is 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 McAden to recommend approval.

1. Property is located on all of NCB 34400A and all of NCB 34400C at west of Loop 1604 and Summer Breeze.
2. There were 252 notices mailed, 2 returned in opposition and 47 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Grau

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.