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R-4: Single-family dwelling with a minimum lot size of 4,000 square feet, church, foster family home, public school, recreation facility, etc.
R-5: Single-family dwelling with a minimum lot size of 5,000 square feet, church, foster family home, public school, recreation facility, etc.
R-6: Single-family dwelling with a minimum lot size of 6,000 square feet, church, foster family home, public school, recreation facility, etc.
MF-25: Multi-family dwellings (duplex, triplex, fourplex, apartments) with a maximum density of 25 units per acre
MF-33: Multi-family dwellings (duplex, triplex, fourplex, apartments) with a maximum density of 33 units per acre
C-3 R: Commercial uses, the sale of alcoholic beverages with on-premises consumption prohibited
I-1: Heavy concentration of manufacturing and industrial uses

CASE NO: Z2004043

Staff and Zoning Commission Recommendation – City Council

Date: March 25, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 5

Ferguson Map: 615 D 3

Appeal: No

Applicant:

City of San Antonio

Owner:

Multiple Property Owners

Zoning Request: From "MF-33" Multi-Family District, "C-3 R" General Commercial, Restrictive Alcoholic Sales District and "I-1" General Industrial District To "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District and "MF-25" Multi-Family District

Property Location: An area generally bound by Rivas and Ruiz Street to the north, 27th Street to the east, Zarzamora Creek to the south, and North San Felipe to the west.

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

Neighborhood Association: Prospect Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is in the immediate vicinity of the Area A Prospect Hill large area rezoning case presented before Zoning Commission and City Council in the spring of 2003. Property within the large area case boundaries was rezoned to an appropriate residential single-family district to protect the established residential single-family neighborhood.

The subject property was not included in the Area A Prospect Hill large area rezoning case. During this initial rezoning case, staff concentrated on rezoning those properties occupied by single-family homes and vacant properties with potential for single-family development. Staff is returning to request these remaining community properties, and those identified with multi-family development, to be rezoned to appropriate residential zoning districts consistent with the surrounding zoning in the neighborhood.

The majority of the subject property includes the public Rosedale Park and property owned by the Edgewood Independent School District, Holy Cross School and a few local churches. In addition to the community property, there are two existing private apartment complexes along West Martin Street.

Rezoning the subject property to an appropriate residential zoning district prevents future encroachment of high-density multi-family, commercial and industrial development into the neighborhood and promotes future and continued single-family home ownership in the surrounding area.

Zoning Commission Recommendation:

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Approval

CASE MANAGER : Christie Chapman 207-8389

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.

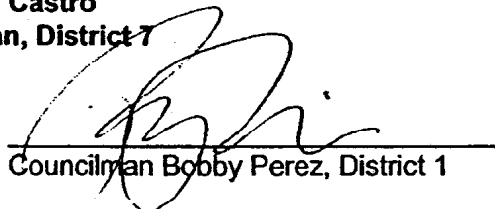
The residential properties are generally bound by Culebra Road to the north, North 24th Street to the east, West Commerce Street to the south, and North Acme Road to the west.

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

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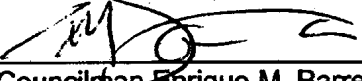
Councilman John Sanders, District 2



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

Z2004043

ZONING CASE NO. Z2004043 – March 2, 2004

Applicant: City of San Antonio

Zoning Request: "MF-33" Multi-Family District, "C-3 R" General Commercial, Restrictive Alcoholic Sales District and "I-1" General Industrial District to "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District and "MF-25" Multi-Family District

City staff represented this case.

Staff stated there were 377 notices mailed out to the surrounding property owners, 2 returned in opposition and 13 returned in favor and Prospect Hill 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 Cardenas-Gamez and seconded by Commissioner Stribling to recommend approval.

1. Property is located on an area generally bound by Rivas and Ruiz Street to the north, 27th Street to the east, Zarzamora Creek to the south, and North San Felipe to the west.
2. There were 377 notices mailed, 2 returned in opposition and 13 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.