

CASE NO: Z2004028

Staff and Zoning Commission Recommendation - City Council

Date: March 11, 2004

Zoning Commission Meeting Date: February 17, 2004

Council District: 3

Ferguson Map: 651 D4

Appeal: No

Applicant:

Manuel Macias for San Antonio
Development Agency

Owner:

San Antonio Development Agency

Zoning Request: From "MF-33" Multi-Family District to "PUD MF-33" Multi-Family Planned Unit Development District

0.9008 Acres out of Lot 9, Block C, NCB 11027

Property Location: Between Sally Gay Street to the North and Betty Jean street to the south, east of Hillje Street

Proposal: To develop single family cottages

Neighborhood Association: Highland Hills Neighborhood Association

Neighborhood Plan: Highlands Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Highland Hills Community Plan recommends Medium Density Residential uses at this location. The requested zoning would conform to the Community Plan and reflect the development scheme of the surrounding neighborhood. The subject property is undeveloped and surrounded by residential zoning and uses. "R-4" Residential Single-Family districts exist east and west of the subject property with a "PUD MF-33" Multi-Family Planned Unit Development District to the west and an "MF-33" Multi-Family District to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

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ZONING CASE NO. Z2004028 – February 17, 2004

Applicant: Manuel Macias for San Antonio Development Agency

Zoning Request: "MF-33" Multi-Family District to PUD "MF-33" Multi-Family Planned Unit Development District.

Doug Merit, 1400 S. Flores, representing the applicant, stated San Antonio Development Agency owns the property and they are proposing to develop cottages for the elderly on the subject property. He stated he has been in contact with the neighborhood association and has received a letter of support. He also has been in contact with the Councilman Segovia and staff who are also in support of this request.

Rolando Briones, stated they have performed a detail drainage study of the area and have calculated that this property does not fall within the flood plain area. He stated they would be developing approximately 24 cottages for the elderly on the subject property.

OPPOSE

Robert Buck, 2515 Betty Jean, stated he does not support this zoning change. He stated he has lived in the area for 23 years and expressed concerns with their property being affected with this development. He also expressed concerns with the drainage problems in this area.

REBUTTAL

Doug Merit, 1400 S. Flores, stated he has visited with some of the neighbors and are in support of this request. He further stated this development would not affect their property values. He feels this development would enhance the appearance of the neighborhood and add value to the surrounding properties.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from Highland Hills Neighborhood Association.

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 McAden to recommend approval.

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1. Property is located on 0.8993 acres out of Lot 9, Block C, NCB 11027 between Sally Gay Street to the north and Betty Jean Street to the south, east of Hillje Street.
2. There were 20 notices mailed, 2 returned in opposition and 0 in favor
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.