

CASE NO: Z2004030

Staff and Zoning Commission Recommendation - City Council

Date: March 11, 2004

Zoning Commission Meeting Date: February 17, 2004

Council District: 5

Ferguson Map: 616 B6

Appeal: No

Applicant:

City of San Antonio

Owner:

Guadalupe Espinosa

Zoning Request: From "C-2" Commercial District to "R-4" Residential Single-Family District

Lots 34 and 35, Block 1, NCB 3991

Property Location: 319 and 321 Montezuma Street

Proposal: To develop a single-family home

Neighborhood Association: Avenida Guadalupe Assn., Inc

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is located in a residential neighborhood with an existing residential structure. This area has numerous residential structures inappropriately zoned for commercial use, making this area a candidate for a large area rezoning under the CDBG Rezoning Program. The property owner intends to demolish the existing structure and construct a single-family residence on both lots. The proposed zoning is consistent with the use in the area, therefore the proposed zoning will not adversely affect the surrounding area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

2004030

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
Interdepartmental Memorandum

TO: Mayor and Council

FROM: Patti Radle, Councilwoman, District 5

COPIES TO: Terry Brechtel, City Manager; Florencio Pena, Director of Development Services; Rod Sanchez, Assistant Director; Gayle McDaniel, Assistant to City Council

SUBJECT: Re-Zoning of Montezuma

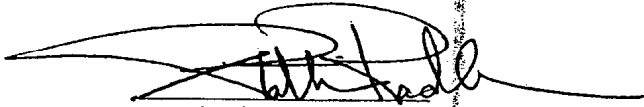
DATE: December 18, 2003

I request Council concurrence 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 two residentially-developed, but commercially-zoned, properties. These properties are addressed at 319 and 321 Montezuma Street, specifically as:

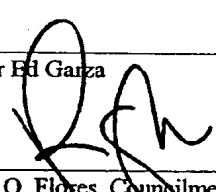
Lots 34 and 35, Block 1, NCB 3991.

I request that these two lots be rezoned to a residential zoning classification that is in character with the residential neighborhood in which these two properties are situated.

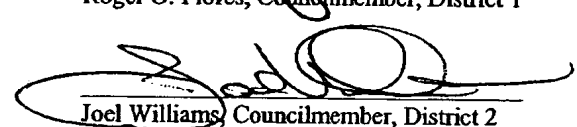
Your support is appreciated.


Patti Radle
Councilmember, District 5

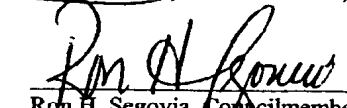
Mayor Ed Garza



Roger O. Flores, Councilmember, District 1



Joel Williams, Councilmember, District 2

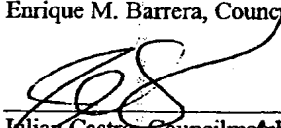


Ron H. Segovia, Councilmember, District 3



Richard Perez, Councilmember, District 4

Enrique M. Barrera, Councilmember, District 6



Julian Castro, Councilmember, District 7



Art A. Hall, Councilmember, District 8

Carroll W. Schubert, Councilmember, District 9

Chip Haass, Councilmember, District 10

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Z2004030

ZONING CASE NO. Z2004030 – February 17, 2004

Applicant: City of San Antonio

Zoning Request: "C-2" Commercial Restrictive District to "R-4" Residential Single-Family District.

Guadalupe Espinosa, owner, stated she is proposing to demolish the existing structure and construct a new single family home.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 returned in opposition and 8 returned in favor and no response from Avenida Guadalupe 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lots 34 and 35, Block 1, NCB 3991 at 319 and 321 Montezuma Street.
2. There were 44 notices mailed, 0 returned in opposition and 8 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.