

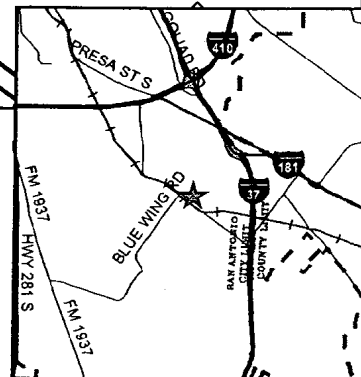
ZONING CASE: Z2003-173-5C

City Council District NO. 3
 Requested Zoning Change
 From: "DR" To "FR, R-20"
 Date: April 8, 2004
 Scale: 1" = 400'

- Subject Property
- 200' Notification



C:\nov_18_2003



CASE NO: Z2003173-5C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from September 16, 2003; postponement from October 7, 2003; and approval of "RD" on November 18, 2003. City Council postponement from December 4, 2003

Date: April 08, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 3

Ferguson Map: 684

Appeal: No

Applicant:
City of San Antonio

Owner:
Hausman Holdings LTD

Zoning Request: From "DR" Development Reserve District to "FR" Farm and Ranch District (Tract 2) and "R-20" Residential Single-Family (Tract 1)

(TRACT 1) CB 4069B Block 13, west part of Lot 7 and all of Lot 8 (8.4 acres); AND NCB 4069B Block 13, Lots 2 and 3 (7.2 acres); (TRACT 2) NCB 4069B Block 13, Lot 4; AND CB 4069B Block 13, Lots 5, 6, and east part of Lot 7; AND CB 4069 Block 1, Lots 1 through 6; Block 2 Lots 1 through 6; Block 4 Lots 1 through 6; Block 5 Lots 1 through 6; Block 19 Lots 1 through 7; Block 20 Lots 1 through 8 and 14 through 16; Block 21 Lots 7 through 9, and 16 through 18; Block 22 Lots 1 through 7; Block 23 Lots 1 through 14; Block 24 Lots 1 through 14

Property Location: Property generally located on the southeast side of Blue Wing Road between Mickey and Southton Roads

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, pending land use plan amendment from Agricultural to Rural Living on the portion of the property to be zoned R-20. City Council will hear this amendment also on April 8, 2004. This property is not subject to the consistency pre-determination requirement because this application was in process prior to this requirement. This property was previously recommended for "RD" zoning pending a land use plan amendment approval. This amendment was postponed at City Council on December 4, 2003. The revised application recommends that a portion of the property (Tract 1) be zoned "R-20" (approximately 15.6 acres) and the remainder of the subject property (Tract 2) be zoned "FR" (approximately 30 acres). The "FR" District allows agricultural, low density residential, and commercial village center development. The "R-20" District allows low density residential development on a minimum lot size of 20,000 square feet.

Zoning Commission Recommendation:
Approval

<u>VOTE</u>	
FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Trish Wallace 207-0215

ZONING CASE NO. Z2003173 – September 16, 2003

Applicant: City of San Antonio

Zoning Request: "DR" Development Reserve; "R-4", "R-5", "R-6" Residential Single Family District; "MF-25" and "MF-33" Multi Family District, "MH" Manufactured Home; "PUD" Planned Unit Development; "NP-10" Neighborhood Preservation; "C-2" Light Commercial District; "C-3" General Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-3NA" Commercial Nonalcoholic Sales District; "C-3R" General District Restrictive Alcohol Sales District; "I-1" General Industrial District and "I-2" Heavy Industrial District to "UD" Urban Development District, "RD" Rural Development District, "FR" Farm and Ranch District, "MI-1" Mixed Light Industry District, "MHP" Manufactured Housing Park, "R-4" Residential Single Family District.

Bill Telford, Special Project Coordinator, stated zoning by state statute must be consistent with a City's adopted master Plan. Therefore the zoning considered for the Southside Initiative area must be consistent with the Southside Initiative Land Use Plan. He stated city staff and stakeholders, in the community forums, formulated the goals and objectives for a Community Master Plan. He further stated the new zoning districts provide for more parks and open space; more restrictive sign standards; higher landscaping standards, and requires design criteria for some structures. Subdivisions with existing development and/or approved Preliminary Overall Area Development Plan (POADP) or Master Development Plans (MDP) are not being rezoned to ensure that development within the project may proceed as presently approved. Recently approved zoning cases for properties within the Southside Initiative Plan boundary within the past six months shall retain their current zoning.

OPPOSE

James Langford, 14420-3 Old Somerset Road, stated he is in opposition of this proposed plan. He does not support the increase in urban development. He expressed concerns with the present high volume of traffic in the area and feels this would only add to the existing problem.

JanRuzza, 3076 Wright Carpenter Road, stated she is in support of the recommendations made by the Planning Department. She did express concerns with a traffic impact analysis not being required.

Tom Wood, 11373 Southton Road, stated he owns 50 acres within this area and is concerned with this would affect his property.

Ken Brown, 111 Soledad, representing several property owners, stated he would like having several properties removed from this proposed plan. He would like tract 14, Philips tract. This tract is approximately 80 acres. It is currently in the Farm and Ranch District. He further stated staff has agreed to bring it back and a Rural District. The next tract is 15. It is approximately 180 acres owned by Hugo Gutierrez. This case has been postponed until October 7, 2003. The following tract is the Blue Wing Club, which is currently a Hunting Club. He stated it is currently under the Farm and Ranch District and would like to remain Farm and Ranch. Tract 13 is approximately 500 acres, which is owned by John Schaffer. It currently has 500 single-family lots. Harry Hausman owns the next tract, which is approximately 50 acres. It is currently platted for single-family use. It is currently in the Farm and Ranch District and requested that it be pulled and brought back and Rural or Urban District. The Marshall tract which is 30 acres, it is Farm and Ranch District. He is requested this be considered as Urban District. Tract 12, Arcinega tract is approximately 200 acres and is Rural District. He stated they have a master plan that calls for a higher density to seek an Urban District. Tract 8, it currently has Farm and Ranch District. They are requesting Mixed Light Industry District. Tract 7 is Hunter's Pond and would like to be considered under Urban District. Tract 2 is Ballard One Tract and would like to remain "C-3". Tract 5 Ballard Two Tract is approximately 440 acres and is requesting base district consideration.

John Cooke, 2503 Old Gate, stated he would like his property to remain its "C-3" zoning designation.

Andy Guerrero, 3134 Ranker, representing Jesus M. Vasquez, stated he is requesting his property be excluded from the proposed rezoning.

Gabe Zapata, stated is requesting their support in excluding Mr. Vasquez property from the proposed rezoning plan.

Elvin Rolson, 1370 Patten Way, stated is requesting a continuation. He stated they are in the process of redevelopment 400 acres for residential use.

Cuauhtemoc Valencia, 10011 Moursund Blvd., stated he would like his 20 acres tract of land maintain its industrial use. He currently operates a Flea Market.

Wayne Hensley, 10703 Moursund Blvd., stated he would like to maintain his current "C-3" zoning designation. He currently operates a tavern.

Tom Flores, 12915 Jones Maltsberger, representing Mr. Jones, stated they are requesting their property be excluded from the proposed rezoning plan.

Mamie Gilleland, 16800 Hwy. 281 S. stated she has owned this property since 1970. She stated it is approximately 20 acres and is requesting to maintain its manufacturing home zoning designation.

Edgar Dodson, 2432 S. W. Loop 410, stated has owned 3 parcel of property for 35 years. He stated his operates a house moving business. He further stated he is requesting his property be excluded from the proposed rezoning plan.

Alice Morrison, stated her property is currently zoned commercial. She is requested a Urban Development District zoning designation.

Maria Foley, 11245 Applewhite, stated her property is approximately 32 acres and is currently use as a mobile home park. She stated her only concern is would this proposed rezoning plan have a negative impact on their property.

Jackie Mitchell, Watson Road, stated her property is currently zoned Farm and Ranch District and would like to request it be considered for Rural District.

R. Burrell Day, 5531 Wayes Road, stated he operates a ranch and would like to request a continuance of his property to maintain its existing use.

Staff stated there were 2,600 notices mailed out to the surrounding property owners, 29 returned in opposition and 33 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 Dutmer and seconded by Commissioner Avila to recommend approval of the requested rezoning, except the continue to October 7, 2003, those property owners of which requested a continuance at the public hearing, and to postpone those properties requested postponement by the City of San Antonio.

1. An area generally bound by Loop 410 to the north, Interstate Highway 37 to the east, the San Antonio city limits to the south (1350 feet south of the centerline of the Medina River) and Interstate Highway 35 to the west.
2. There were 2, 600 notices mailed, 29 returned in opposition and 23 in favor.
3. Staff recommends approval.

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

NAYS: None

Z2003173-5C

THE MOTION CARRIED

ZONING CASE NO. Z2003173-5 WAS NOT CONSIDERED ON OCTOBER 7, 2003

ZONING CASE NO. Z2003173-5C – March 16, 2004

Applicant: City of San Antonio

Zoning Request: "DR" Development Reserve District to "FR" Farm and Ranch District (Tract 2) and "R-20" Residential Single Family District. (Tract 1).

Nina Nixon-Mendez, Planning Manager, stated they have received a concept site plan for this area. She stated staff has reviewed the plan and is in support of the request.

FAVOR

Habib Erkan, 111 Soledad, representing the owner, stated they are in support of this request. He stated he has had numerous meeting with Planning staff to further discuss their proposal.

Staff stated there were 36 notices mailed out to the surrounding property owners, 1 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 Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on Tract 1, CB 4069B, Block 13, west point of Lot 7 and all of Lot 8, (8.4 acres); and NCB 4069B, Block 13, Lots 2 and 3 (12.2 acres) and (Tract 2), NCB 4069B, Block 13, Lot 4, CB 4069, Block 1, Lot 1 thru 6 and CB 4069B, Block 13, Lot 5, 6 and east point of 7 and CB 4069, Block 21, Lots 7, 8, 9 and 16, 17, & 18 and CB 4069, Block 24, Lot 1, thru 14 and CB 4069, Block 2, Lot 1 thru 6 and CB 4069, Block 4, Lot 1 thru 6, and CB 4069, Block 5, Lot 1 thru 6 and CB 4069, Block 19, Lot 1 thru 7 and CB 4069, Lot 1 thru 8 and 14 thru 16 and CB 4069, Block 22, Lot 1 thru 7 and CB 4069, Block 23, Lot 1 thru 14 at Blue Wing Road between Mickey and Southton Road.
2. There were 36 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2003173-5C

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

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING December 4, 2003

City Council granted a continuance until April 8, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.