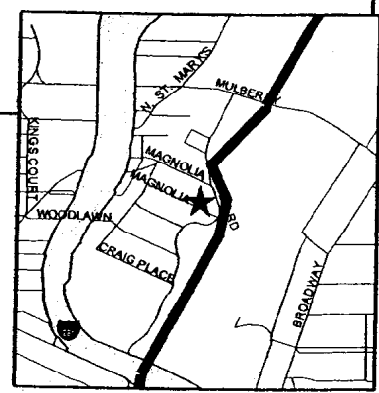


ZONING CASE: Z2004-041C

City Council District NO. 1
 Requested Zoning Change
 From: "R-4 RIO-1" To "R-4C RIO-1"
 Date: April 8, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

A-1
 p.617



CASE NO: Z2004041 C

Staff and Zoning Commission Recommendation - City Council

Date: April 08, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 1

Ferguson Map: 617 A1

Appeal: No

Applicant:

City of San Antonio

Owner:

Multiple Owners

Zoning Request:

From "R-4 RIO-1" Residential Single-Family, River Improvement Overlay District to "R-4C RIO-1" Residential Single-Family, River Improvement Overlay District with a conditional use for a duplex

Lots 1, 2, 8, 9, 10, 12, 13, 14, 15 and 16, Block 2, NCB 6530
Lots 1, 2, 11 and 12, Block 3, NCB 6531

Property Location:

100, 101, 106, 107, 129, 135, 143, 146, 147, 157 Magnolia Drive

Proposal:

To allow duplexes

Neighborhood Association:

River Road Neighborhood Association

Neighborhood Plan:

River Road Neighborhood Plan / River Road Neighborhood Plan Update

TIA Statement:

A traffic impact analysis is not required.

Staff Recommendation:

Approval. The requested "R-4C RIO-1" zoning is consistent with the River Road Neighborhood Plan and the River Road Plan Update. The subject properties were previously zoned "B" under the 1938 zoning code. Under the 1938 zoning code "B" zoning permitted duplexes. The adoption of the 2001 UDC converted "B" zoning to "R-4" zoning. The area surrounding the subject properties consists of predominately residential single-family dwellings with a few multi-family units. The property owners of the subject properties wish to regain their right to develop duplexes with the addition of the conditional use.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Mayor and Councilmembers

FROM: Councilman Roger O. Flores, District 1

COPIES TO: City Manager; Interim City Clerk; City Attorney; Director of Development Services; Planning Director; Assistant to City Council and Mayor; File

SUBJECT: River Road Re-Zoning

DATE: July 29, 2003

2003 JUL 31 PM 2:46

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

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 residential properties along Magnolia Drive. Upon recent adoption of new zoning codes and ordinances, these properties, occupied by single-family residences and duplexes, were rezoned to a classification that no longer allowed flexibility of duplexes.

The subject residential properties front or adjoin Magnolia Drive between Lindell Place on the west and River Road on the east.

I request that the subject lots be rezoned to a classification that restores the owners' historic rights with respect to land use, but that also meets the goals of the River Road Neighborhood Plan.

Note that staff has reviewed the request and concurs with this action.

Your favorable consideration of this matter is requested.



ROGER O. FLORES, DISTRICT 1

EDWARD D. GARZA, MAYOR



ENRIQUE BARRERA, DISTRICT 6

JOEL WILLIAMS, DISTRICT 2

JULIAN CASTRO, DISTRICT 7



RON H. SEGOVIA, DISTRICT 3

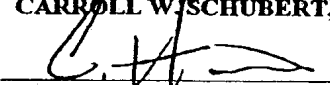
ART A. HALL, DISTRICT 8

RICHARD PEREZ, DISTRICT 4



CARROLL W. SCHUBERT, DISTRICT 9

PATTI RADLE, DISTRICT 5



CHIP HAASS, DISTRICT 10

Z2004041 C

ZONING CASE NO. Z2004041 C – March 16, 2004

Applicant: City of San Antonio

Zoning Request: "R-4" RIO-1 Residential Single-Family River Improvement Overlay District to "R-4" C RIO-1 Residential Single-Family River Improvement Overlay District with conditional use for a duplex.

Nina Nixon-Mendez, Planning Manager, stated after reviewing this case, this request is consistent with the River Road Master Plan.

FAVOR

Barbara Witte-Hall, 105 Magnolia, representing the River Road Neighborhood Association, stated they are in favor of this request. She stated this development would enhance the neighborhood.

Larry De Martino, 115 Armour, stated he is in support of this request. He feels this would be good for the community.

Neal Grover, 834 E. Magnolia, stated the entire neighborhood supports this request.

Staff stated there were 74 notices mailed out to the surrounding property owners, 2 returned in opposition and 8 returned in favor and no response from River Road 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

RECOMMENDATION ON ZONING CASE REQUEST.

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 1, 2, 8 thru 16, Block 2, NCB 6530 and Lots 1, 2, 11 and 12, Block 3, NCB 6531 at 100, 101, 106, 107, 129, 135, 143, 146, 147, 157 Magnolia Drive.
2. There were 74 notices mailed, 2 returned in opposition and 8 in favor.
3. Staff recommends approval.

AYES: Martinez, 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.