

CASE NO: Z2004099

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 8

Ferguson Map: 513 E7

Appeal: No

Applicant: **Owner:**

Royal Properties Roy Barrera

Zoning Request: From C-3 ERZD General Commercial Edwards Recharge Zone District to MF-33 ERZD Multi-Family Edwards Recharge Zone District

4.455 acres out of NCB 14865

Property Location: The west side of Babcock Road approximately 215 feet north of West Hausman Road

Proposal: To allow for multi-family dwellings

Neighborhood Association: College Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. Proposal will reduce the amount of C-3 zoning at this location. Multi-family zoning will provide a transition from C-3 at the intersection. Multi-family at this location can provide convenient housing for UTSA students and faculty.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004099

ZONING CASE NO. Z2004099 – May 4, 2004

Applicant: Royal Properties

Zoning Request: "C-3" ERZD Commercial Edwards Recharge Zone District to "MF-33" ERZD Multi-Family Edwards Recharge Zone District.

Ken Brown, 112 E. Pecan, representing the applicant, stated they are proposing to develop student housing on the subject property. He stated their intent is to develop approximately 297 units, which is 8 ½ units per acre with 38% impervious cover. He further stated he has met with the representatives from the neighborhood association who is in support of this proposal.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from College Park Neighborhood Association. The Northwest Interstate Coalition of Neighborhoods 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 4.455 acres out of NCB 14865 at the west side of Babcock Road approximately 215 feet north of the West Hausman Road.
2. There were 8 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.