



CASE NO: Z2004126

Staff and Zoning Commission Recommendation - City Council

Date: June 24, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 3

Ferguson Map: 650 E5

Appeal: No

Applicant:

Earl Landry

Owner:

Earl Landry

Zoning Request: From R-6 Residential Single-Family District to RM-5 Residential Mixed District

The east 60 feet of Lot 88, NCB 7725

Property Location: 116 Bristol Avenue

The southside of Bristol Avenue approximately 290 feet east of South Flores Street

Proposal: For individual electrical meters

Neighborhood Association: None

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The requested zoning is consistent with the South Central Community Plan which calls for low density residential (single-family or duplex) use at this location. The proposal requests RM-5 residential zoning that permits a mixture of single-family, two-family and multi-family dwellings. The subject site contains two existing dwellings that are intended for lease. The change from R-6 zoning to RM-5 zoning will permit the installation of separate electrical meters allowing the properties to be leased separately.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004126

ZONING CASE NO. Z2004126 – June 1, 2004

Applicant: Earl Landry

Zoning Request: "R-6" Residential Single Family District to "RM-5" Residential Mixed District.

Earl Landry, applicant, stated the purpose of this request is to allow for a separate meter on the subject property.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find consistency of the neighborhood plan.

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on the east 60 feet of Lot 88, NCB 7725 at 116 Bristol Avenue.
2. There were 34 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, Dixon, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

Z2004126

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.