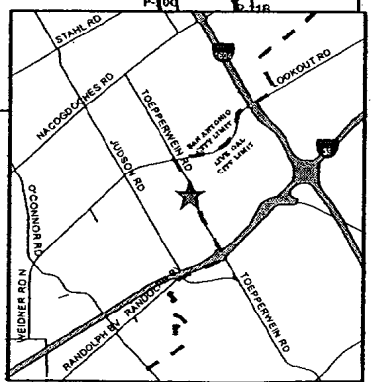


ZONING CASE: Z2004-153

City Council District NO. 10
 Requested Zoning Change
 From: R-20 To MF-25
 Date: August 12, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

E-1
P.553
 C:\Jul_6_2004
 (A.Z.)



CASE NO: Z2004153

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 10

Ferguson Map: 553 E1

Appeal: No

Applicant:

Joe L. Urby Jr./Stacey Waldren

Owner:

Joe L. Urby Jr.

Zoning Request: From R-20 Residential Single-Family District to MF-25 Multi-Family District

Parcel 43, Block 5038, NCB 14049

Property Location: 13665 Toepperwein Road

Southwest side of Toepperwein Road

Proposal: Assisted living/elderly home

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. A licensed assisted living home exists on the subject property and is located on Toepperwein Road a secondary arterial, serving as a major thoroughfare in northeast San Antonio. The subject property is adjacent to C-3 General Commercial District to the northwest, I-1 General Industrial District to the northwest, southwest and R-4 Residential Single-Family District to the southeast. The MF-25 Multi-Family District would be an appropriate zoning classification considering the location and would keep the existing assisted living home in operation. The MF-25 Multi-Family District is considered an appropriate buffer between commercial and residential districts.

Zoning Commission Recommendation:

Approval.

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2004153

ZONING CASE NO. Z2004153 – July 6, 2004

Applicant: Joe L. Urby Jr./Stacey Waldren

Zoning Request: "R-20" Residential Single Family District to "MF-25" Multi-Family District.

Joe Urby, 4010 Privet Place, applicant, stated he is proposing to operate an assisted living facility on the subject property.

Staff stated there were 9 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 Grau and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on parcel 43, Block 5038, NCB 14049 at 13665 Toepperwein Road.
2. There were 9 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, 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.