



# CASE NO: Z2004215 C

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 14, 2004

**Zoning Commission Meeting Date:** October 05, 2004

**Council District:** 3

**Ferguson Map:** 650 E6

**Appeal:** No

**Applicant:**

Carmen M. Classy

**Owner:**

Ronald L. Classy, II

**Zoning Request:** From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a maximum density of 12 units per acre

Lot 22, Block 35, NCB 7821

**Property Location:** 109 West Huff Avenue

**Proposal:** To add a second meter to existing secondary residence to the rear.

**Neighborhood Association:** Mission San Jose Neighborhood Association (within 200 feet)

**Neighborhood Plan:** South Central San Antonio Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Approval. The South Central Neighborhood Plan recommends low density residential at this location. This plan permits single and two family units based on the acreage of the property. The subject property is an individual lot with 2 residential units sharing utilities. It is located on a local residential street on the boundary of a residential neighborhood leading to South Flores Street, a major arterial. Single-family residences are established along West Huff Avenue. The proposed R-6 C Residential Single-Family District with a conditional use would permit no more than the 2 dwelling units on the property. The R-6 C would be consistent with the South Central Neighborhood Plan. This zoning would act as a good transition between the commercial uses along South Flores and the single-family residences along West Huff Avenue.

### Zoning Commission Recommendation:

Approval with the following conditions: No more than two (2) units on the property

**CASE MANAGER :** Robin Stover 207-7945

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

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**ZONING CASE NO. Z2004215 C** – October 5, 2004

Applicant: Carmen M. Classey

Zoning Request: "R-6" Residential Single Family District to "R-6" C Residential Single Family District with Conditional Use for a Multi-Family Dwellings with a maximum density of 12 units per acre.

Carmen M. Classey, 7029 Symphony, applicant, stated the purpose of this request is to allow for another meter on the subject property. She stated her intent is to convert the garage into a small apartment unit and would like a separate the meters for the propose apartment unit and the existing single family home.

**OPPOSE**

Tom Perez, 107 W. Huff, stated he is in opposition of this request. He stated Mrs. Classey does not reside at 107 W. Huff and is not aware of the tenants actions. He also expressed concerns with the lawn not being maintained as well as the home. He stated the existing house is in need of repairs. He further stated he has had to erect a privacy fence to keep the tenants children from throw trash onto his backyard.

Staff stated there were 21 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Mission San Jose 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 Dutmer and seconded by Commissioner Dixon to find consistency of the neighborhood plan.

**AYES:** Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,  
Stribling, Peel

**NAYS:** None

**THE MOTION CARRIED**

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**COMMISSION ACTION**

The motion was made by Commissioner Dutmer and seconded by Commissioner Dixon to recommend approval of "R-6" C with no more than two dwellings on the property.

1. Property is located on Lot 22, Block 35, NCB 7821 at 109 West Huff Avenue.
2. There were 21 notices mailed, 3 returned in opposition and 0 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.