

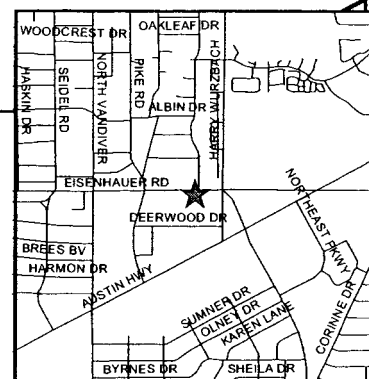
ZONING CASE: Z2004-213

City Council District NO. 10
 Requested Zoning Change
 From: R-4 To MF-33
 Date: November 18, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

F-3
 p.583

CA:Oct_5_2004
 (A.Z.)



CASE NO: Z2004213

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: October 05, 2004

Council District: 10

Ferguson Map: 583 F3

Appeal: No

Applicant:

Cripple Creek, LLP

Owner:

Cripple Creek, LLP

Zoning Request: From R-4 Residential Single-Family District to MF-33 Multi-Family District

Lot 27, Block C, NCB 8711

Property Location: 3170 Eisenhower Road

Southside of Eisenhower Road west of Thrush View Lane

Proposal: To develop condominiums

Neighborhood Association: Oak Park/Northwood Neighborhood Association and Terrell Heights Neighborhood Association

Neighborhood Plan: Northeast Inner Loop

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent

The future land use for this site is to be High Density Residential, as set forth in the Northeast Inner Loop Community Plan, adopted March 2001. The Plan allows for the intended use described in the land use component of this plan. The zoning change requested is found to be consistent with the Northeast Inner Loop Community Plan.

Approval. The subject property is undeveloped and was once an apartment complex. The subject property is adjacent to MF-33 Multi-Family District to the west (Willow Hill Apartments), east (vacant) and to the south (vacant). The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community. The MF-33 Multi-Family District would be an appropriate zoning classification considering the location and existing nearby uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004213

ZONING CASE NO. Z2004213 – October 5, 2004

Applicant: Cripple Creek, LLP

Zoning Request: “R-4” Residential Single Family District to “MF-33” Multi Family District.

Applicant/Representative not present.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Oak Park/Northwood Neighborhood Association and Terrell Heights Neighborhood Association voiced their verbal support.

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 Grau and seconded by Commissioner McAden to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on the Lot 27, Block C, NCB 8711 at 3170 Eisenhower Road.
2. There were 13 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

Z2004213

**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.