

ZONING CASE: Z2004-267 C

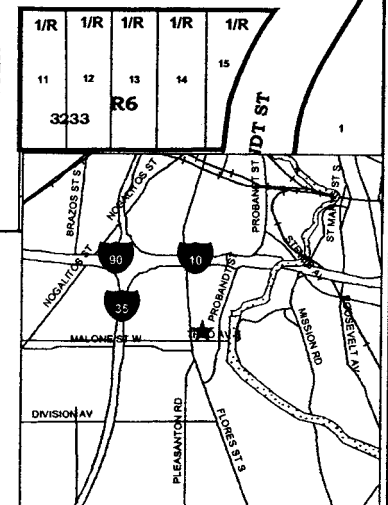
City Council District NO. 3
Requested Zoning Change
From: R-6 To: R-6 C
Date: January 13, 2005
Scale: 1" = 200'

Subject Property
 200' Notification

D-2
p.650



C:\DEC_7_2004



CASE NO: Z2004267 C

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 07, 2004

Council District: 3

Ferguson Map: 650 D2

Appeal: No

Applicant:

John Sallas

Owner:

Glynn Nance

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 14 Units Per Acre

Lot 6, Block 13, NCB 2911

Property Location: 120 Truax

On the south side of Traux, east of South Flores Street

Proposal: To convert existing residence to duplex

Neighborhood Association: Englewood Neighborhood Association

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The zoning request conforms with the South Central San Antonio Community Plan. The plan calls for low-density residential land use. Low-density residential land use includes single-family houses on individual lots, but can include a limited number of duplexes and granny flats or garage apartments that are developed to address family needs. The subject property is one lot zoned R-6 occupied by a two-story single-family home. The applicant wishes to convert the existing single-family home into a duplex. The subject property is located on a local residential street on the boundary of a residential neighborhood leading to South Flores Street, a major arterial. The requested R-6 C would permit no more than 2 dwelling units on the property, which is 6,250 square feet. R-6 C would be consistent with the low-density residential land use designated in the South Central San Antonio Community Plan.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

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ZONING CASE NO. Z2004267 C – December 7, 2004

Applicant: John Sallas

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 14 units per acre.

John Sallas, 120 Truax, applicant, stated the purpose of this request is to convert their existing residence into a duplex. He stated this request conforms with the neighborhood plan.

Staff stated there were 25 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Englewood 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 Cardenas-Gamez to find consistency of the neighborhood plan.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on Lot 6, Block 13, NCB 2911 at 120 Truax.
2. There were 25 notices mailed, 3 returned in opposition and 0 in favor.
3. Staff recommends approval.

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**AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.