



# CASE NO: Z2004222

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission postponement from October 19, 2004.  
Zoning Commission continuance from November 2, 2004.

**Date:** January 13, 2005

**Zoning Commission Meeting Date:** December 07, 2004

**Council District:** 3

**Ferguson Map:** 651 D6

**Appeal:** No

**Applicant:**

State of Texas (San Antonio State Hospital)

**Owner:**

State of Texas

**Zoning Request:** From R-4 Residential Single-Family District to MF-33 Multi-Family District  
14.000 acres out of NCB 10934

**Property Location:** 16711 South New Braunfels Avenue

Southwest side of South New Braunfels Avenue

**Proposal:** To develop a multi-family residential development

**Neighborhood Association:** Highlands Hills Neighborhood Association (within 200 feet)

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

**TIA Statement:** A Level 1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the State Hospital re-zone. The analysis is in compliance with TIA Ordinance 91700.

**Staff Recommendation:** Inconsistent. The South Central San Antonio Community Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the MF-33 Multi-Family District. An application for a Master Plan Amendment was submitted and will go before the Planning Commission on November 10, 2004 (Recommended Approval). The plan amendment was forwarded to City Council for final consideration on December 9, 2004 (Recommended Denial).

Denial. The requested zoning is not consistent with the South Central San Antonio Community Plan. The subject property is located on South New Braunfels Avenue, a major thoroughfare. The subject property is undeveloped and a portion of the 495 acre State Hospital property. The only access will be from South New Braunfels Avenue. The subject property is adjacent to R-4 Residential Single-Family District (San Antonio State Hospital) and MF-33 Multi-Family District across South New Braunfels Avenue.

**Zoning Commission Recommendation:**

Approval

### **VOTE**

**FOR** 6

**AGAINST** 3

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2004222**

**ZONING CASE NO. Z2004222** – October 19, 2004

Zoning Case Z2004222 was pulled from the agenda by staff due to a Traffic Impact Analysis (TIA) being incomplete.

**ZONING CASE NO. Z2004222** – November 2, 2004

Applicant: State of Texas (San Antonio State Hospital)

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

Harry Jewett, 2611 N. Main, representing the owner, stated the purpose of this request is to develop an apartment complex on the subject property. He stated they would be presenting their plan amendment before Planning Commission on November 10, 2004 and will be present before City Council on December 9, 2004.

Nina Nixon-Mendez, Planning Manger, stated she would like to request a continuance until December 7, 2004 to have more time to continue to work with the General Land Office regarding this project.

Staff stated there were 12 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and no response from Highland Hills 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.

**COMMISSION ACTION**

The motion was made by Commissioner Dutmer and seconded by Commissioner Cardenas-Gamez to recommend a continuance until December 7, 2004.

1. Property is located on 14.000 acre tract of land out of NCB 10934 at 16711 South New Branufels Avenue.
2. There were 12 notices mailed, 3 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

**NAYS:** None

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**THE MOTION CARRIED**

**ZONING CASE NO. Z2004222** – December 7, 2004

Applicant: State of Texas (San Antonio State Hospital)

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

Emil Moncivais, Director of Planning, stated the applicant's request is inconsistent with the Community Plan. He stated they have met with the applicant to further discuss their proposal. The applicant submitted a Plan Amendment, which was presented to the Planning Commission on November 10, 2004.

Harry Jewett, 2611 N. Main, representing the applicant, stated they are requesting this change in zoning to allow multi family development on the subject property. He stated they have met with Planning Department staff. He further stated their plan amendment was presented and approved by Planning Commission on November 10, 2004.

Staff stated there were 12 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and People Active in Community Efforts is in 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 Dutmer and seconded by Commissioner Kissling to find inconsistency 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 Kissling to recommend denial.

**Z2004222**

**AYES: Martinez, Cardenas-Gamez, Kissling, Dixon, Sherrill**

**NAYS: Dutmer, McAden, Stribling, Peel**

**THE MOTION FAILED.**

**COMMISSION ACTION**

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

1. Property is located on 14.000 acre tract of land out of NCB 10934 at 16711 South New Braunfels Avenue.
2. There were 12 notices mailed, 3 returned in opposition and 3 in favor.
3. Staff recommends denial.

**AYES: Martinez, Dutmer, Dixon, McAden, Stribling, Peel**

**NAYS: Cardenas-Gamez, Kissling, Sherrill**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.