

CASE NO: Z2004274

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 07, 2004

Council District: 2

Ferguson Map: 617 B7

Appeal: No

Applicant:

City of San Antonio

Owner:

Multiple Owners

Zoning Request: From RM-4 Residential Mixed District and C-3R Restrictive Commercial District to NC Neighborhood Commercial District

Lots 11, 13, 15 and the south 26 feet of Lot 5, Block E, NCB 646

Property Location: 810, 822, 826 and 832 Hackberry

The east side of South Hackberry Street between Iowa Street and Virginia Boulevard

Proposal: To develop a neighborhood commercial use

Neighborhood Association: Denver Heights Neighborhood Association, Historic Gardens Home Owners Association (within 200 feet), and Nevada Street Neighborhood Association

Neighborhood Plan: Arena District Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The zoning request conforms with the Arena District / Eastside Community Plan. The applicant is proposing to develop a small business incubator on the subject property. Vacant structures currently exist on the subject property, which the applicant intends to redevelop. The subject property is adjacent to more intense commercial zoning to the west and south and mixed residential zoning to the north and east.

Neighborhood Commercial District would be an appropriate transitional zoning district between the commercial and residential zoning. The subject property is associated with zoning case Z2004236, heard and approved by City Council on December 9, 2004.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

CITY RECEIVED
CITY CLERK
2004 NOV -5 A 11:13

TO: CITY COUNCIL
FROM: Councilmember Joel Williams
COPIES TO: City Manager; City Clerk; City Attorney; Director of Planning Department; Director of Development Services Department; Assistants to Mayor & Council; File
SUBJECT: Rezoning of properties
DATE: November 4, 2004

Your concurrence is requested to direct the Director of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for its recommendation and to the City Council for final action, the rezoning of the following properties:

810 Hackberry and 822 Hackberry: to change the zoning from RM4 to Neighborhood Commercial (NC) or IDZ with Neighborhood Commercial uses for consistency with the proposed amendment to the adopted Arena District / Eastside Community Plan.


826 Hackberry and 832 Hackberry: to change the zoning from C3R to Neighborhood Commercial (NC) or IDZ with Neighborhood Commercial for consistency with the proposed amendment to the adopted Arena District / Eastside Community Plan.

I request that these properties be considered for a plan amendment and rezoning so that they are in character with the neighborhood in which they are situated.



Joel Williams
Councilmember, District 2



Ed Garza, Mayor


Roger O. Flores, Councilmember, District 1


Ron H. Segovia, Councilmember, District 3

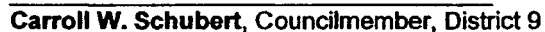

Richard Perez, Councilmember, District 4


Patti Radle, Councilmember, District 5


Enrique Barrera, Councilmember, District 6


Julian Castro, Councilmember, District 7


Art A. Hall, Councilmember, District 8


Carroll W. Schubert, Councilmember, District 9


Chip Haass, Councilmember, District 10

Z2004274

ZONING CASE NO. Z2004274 – December 7, 2004

Applicant: City of San Antonio

Zoning Request: "RM-4" Residential Mixed District and "C-3R" Restrictive Commercial District to "NC" Neighborhood Commercial District.

Nina Nixon-Mendez, Planning Manager, stated this request does not conform to the Arena District/Eastside Community Plan. She stated the applicant submitted a plan amendment and was approved by Planning Commission on November 10, 2004.

Applicant/Representative not present.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Denver Heights Neighborhood Association, Historic Gardens Home Owners Association and Nevada Street 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 Dixon and seconded by Commissioner Sherrill 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 Dixon and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lots 11,13, 15 and the south 26 feet of Lot 5, Block E, NCB 646 at 810, 822, 826 and 832 Hackberry.
2. There were 48 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial.

Z2004274

**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.