

CASE NO: Z2005013

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 7

Ferguson Map: 548 A6

Appeal: No

Applicant:

Jaime Arechiga

Owner:

Jaime Arechiga

Zoning Request: From RE Residential Estate District to PUD R-6 Planned Unit Development Residential Single-Family District

0.95 acre tract of land out of Block H, NCB 14660

Property Location: 6537 Kitchener Road

Southside of Kitchener Road, east of Abe Lincoln

Proposal: Planned Unit Development

Neighborhood Association: Lochwood Neighborhood Association and Alamo Farmsteads/Babcock Road Neighborhood Association

Neighborhood Plan: Huebner/Leon Creeks Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The Huebner/Leon Creeks Community Plan calls for the subject property to be low density residential land use. Low density residential is composed of single-family houses on individual lots.

Approval. The subject property is adjacent to PUD R-6 Planned Unit Development Residential Single-Family District to the east and south, RE Residential Estate District to the west and R-6 Residential Single-Family District across the street (Kitchener Road) to the north. The PUD R-6 Planned Unit Development Residential Single-Family District would be appropriate at this location. The 0.95 acre tract is part of the total proposed Planned Unit Development adjacent to it. The requested PUD R-6 Planned Unit Development Residential Single-Family District will allow up to five dwelling units per acre. The 0.95 acre tract of land will not change the character of the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 2

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005013 – January 18, 2005

Applicant: Jaime Arechiga

Zoning Request: "RE" Residential Estate District to PUD "R-6" Planned Unit
Development Residential Single Family District.

Edward Campos, 4414 Centerview, representing the owner, stated they are proposing a planned unit development on the subject property. He stated he has met with Alamo Farmstead Neighborhood Association to present their proposal and they are in support with the condition that a fence is provided with this development. He further stated they would also abide by the 5 units per acre as required by the City of San Antonio.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 5 returned in favor and no response from Lochwood and Alamo Farmsteads/Babcock Road Neighborhood Associations.

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

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on 0.95 acre tract of land out of Block H, NCB 14660 at 6537 Kitchener Road.
2. There were 25 notices mailed, 1 returned in opposition and 5 in favor.
3. Staff recommends approval.

Z2005013

AYES: Martinez, Robbins, Kissling, Sherrill, McAden, Stribling, Peel

NAYS: Dutmer, Avila

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.