



CASE NO: Z2005004

Staff and Zoning Commission Recommendation - City Council

Continuance from City Council January 27, 2005 and February 3, 2005

Date: March 10, 2005

Zoning Commission Meeting Date: January 04, 2005

Council District: 3

Ferguson Map: 651 B5

Appeal: No

Applicant:

Earl & Associates, P. C.

Owner:

Phelps-Toiton, Inc.

Zoning Request: From H C-3 RIO-5 Historic General Commercial District, River Improvement Overlay to H MF-33 RIO-5 Historic Multi-Family District, River Improvement Overlay

Parcel 100, NCB 7650

Property Location: 731 Riverside Drive

Southwest side of Riverside Drive between VFW Boulevard and South Presa Street

Proposal: Multi-Family Development

Neighborhood Association: Mission San Jose/East Pyron Symphony

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The South Central San Antonio Community Plan identified this area for Transit-Oriented Development. Transit-Oriented Development is described in the plan as providing higher density land uses to encourage transit rider ship.

Approval. An MF-33 Multi-Family District designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities. The subject property is adjacent to MF-33 H RIO-5 Historic Multi-Family District, River Improvement Overlay across VFW Boulevard to the north, C-3 H RIO-5 Historic General Commercial District, River Improvement Overlay across Riverside Drive to the northeast and the San Antonio River to the southwest. The MF-33 H RIO-5 Historic Multi-Family District, River Improvement Overlay would be appropriate at this location. The subject property is to be developed in conjunction with the land across VFW Boulevard to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005004 – January 4, 2005

Applicant: Earl & Associates, P. C.

Zoning Request: H "C-3" RIO-5 Historic General Commercial District, River Improvement Overlay to H "MF-33" RIO-5 Historic Multi-Family District River Improvement Overlay.

Buck Benson, 111 Soledad, representing the owner, stated the purpose of this request to allow for multi family development on the subject property. He stated they have visited with the surrounding neighbors who are in support of this development. He has also collected a petition with 500 signatures expressing their support. This development would include all amenities such as computer room, swimming pools and a clubhouse.

FAVOR

Lawrence Seiterle, 118 Broadway, #324, stated he has met with Mr. Benson to further discuss their proposal and is in support. He stated he feels this new development would enhance the appearance of the community.

Gloria R. Cortez, 5300 S. Presa, stated she supports new development for this area. She stated the subject property has been vacant for may years and has become a dumping site. She feels this development would be a start for improving the neighborhood.

Jim Myers, 5539 Cove Valley, representing the Southside Chamber of Commerce, stated they strongly support this development. He stated this area is in need of new development and feels the proposed development would enhance the community.

Heather Ayala, 115 Harcourt, stated she feels affordable housing is crucial in South San Antonio. She feels this would be good for the neighborhood.

Craig Bloom, 228 Losoya, representing Avienda's Group, stated he feels this new development would uplift this area and feels this development would serve the community positively.

Ralph Ortiz, 706 Vickers, stated he is in favor of the proposed development.

Isidro Solis, 9223 Garnett, stated he feels this area is appropriate for the proposed development. He stated he has visited with the surrounding residence and they are all in support.

Laura Garcia, 7110 Symphony, stated she is also in support of this request.

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Frank Ortiz, 507 Briggs, stated he would also like to express his support of this request. He feels this would be good for the community.

Ruben Pena, 257 E. Mayfield, stated he would like to express his support for the proposed development. He stated he encourages new development for the South Side of San Antonio.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from East Pyron Symphony Neighborhood Association. Staff received a verbal approval from Mission San Jose Neighborhood Association and Riverside Neighborhood Association is in favor.

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 Avila to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on P-100, NCB 7650 at 731 Riverside Drive.
2. There were 17 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

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RESULTS OF COUNCIL HEARING January 27, 2005

City Council granted a continuance until February 3, 2005

RESULTS OF COUNCIL HEARING February 3, 2005

City Council granted a continuance until March 10, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.