



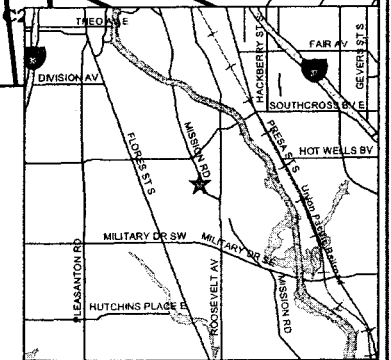
ZONING CASE: Z2005-025

City Council District NO. 3
 Requested Zoning Change
 From: "C-2 H" To "R-6 H"
 Date: March 10, 2005
 Scale: 1" = 200'

 Subject Property
 200' Notification



C:\Mar_1_2005



CASE NO: Z2005025

Staff and Zoning Commission Recommendation - City Council

Date: March 10, 2005

Zoning Commission Meeting Date: February 15, 2005

Council District: 3

Ferguson Map: 650 F5

Applicant:

Gregorio Velazquez

Owner:

Gregorio Velazquez

Zoning Request: From H C-2 Historic Commercial District to H R-6 Historic Residential Single Family District

Lot 13, Block 14, NCB 7696

Property Location: 3011 Mission Road

Mission Road at Barrett

Proposal: To construct a single family home

Neighborhood Association: Mission San Jose

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The plan indicates office/light commercial with medium to high density residential at this location. Single family uses are included.

Approval. The land use plan indicates strip commercial and medium to high density residential development adjacent to Mission Road. Although the area is zoned for commercial uses, the surrounding properties are developed with single family homes. Mixed development is appropriate and encouraged within this area.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005025

ZONING CASE NO. Z2005025 – February 15, 2005

Applicant: Gregorio Velazquez

Zoning Request: H "C-2" Historic Commercial District to H "R-6" Historic Residential Single Family District.

Gregorio Velazquez, 3011 Mission Road, owner, stated the purpose of this zoning change is to allow construction of a single family home on the subject property for his family.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Mission San Jose 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 Avila to find consistency with the neighborhood plan.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila

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 Lot 13, Block 14, NCB 7696 at 3011 Mission Road.
2. There were 21 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon Sherrill, McAden, Avila

NAYS: None

THE MOTION CARRIED

Z2005025

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

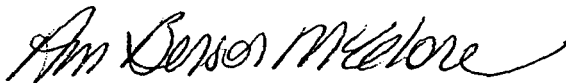
TO: Fred Kaiser, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2005025

DATE: January 13, 2005

The property located at 3011 Mission Road, NCB 7696, Block 14, Lot 13, is currently zoned "C-2 H" Commerical, Historic District. The applicant's request is to rezone the property to "R-6 H" Single-Family Residential, Historic District to construct a new single-family house.

The Historic Preservation staff recommends approval of this request. This request is supported by the following guidelines for considering rezoning requests of Landmarks or in Historic Districts:

- *Preserve the architectural integrity of the Historic District (35-333 a-1A).* The property is currently vacant. Any new construction would be reviewed by the Historic and Design Review Commission (HDRC) for appropriateness.
- *Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).* Although the surrounding properties are zoned commercial, the area is residential in character. This proposal will be compatible with the surrounding commercial uses.
- *Permit only uses which would be compatible within these districts (35-333 a-1C).* "R-6" is a more compatible zone with the use patterns in the area than "C-2".
- *Prevent uses which would deteriorate the Historic District and/or character (35-333 a-1D).* The downzoning of this property will eliminate the threat of commercial encroachment in this neighborhood.
- *Provide a sense of community identity and continuity for site planning issues such as open space, parking rations, setbacks, lot size, building heights, signs, lighting, and traffic (35-333 a-1E).* The zoning of this property to "R-6" will enable this vacant property to be redeveloped.
- *Encourage preservation, restoration and revitalization of existing structures and neighborhood integrity (35-333 a-2C).* The proposed zoning change will provide for the adaptive reuse of the property while retaining the residential character.
- *An environment of stable architecture in harmony with the historic and cultural character of the surrounding cityscape (35-333 a-3C).* Any new construction or site improvements would be reviewed by the HDRC for appropriateness.



Ann Benson McGlone
Historic Preservation Officer
Planning Department