



CASE NO: Z2005054

Staff and Zoning Commission Recommendation - City Council

Date: April 14, 2005

Zoning Commission Meeting Date: March 15, 2005

Council District: 3

Ferguson Map: 583 C1

Appeal: No

Applicant:

Brown, P. C.

Owner:

State of Texas, San Antonio State Hospital

Zoning Request: From R-4 Residential Single-Family District to MF-25 Multi-Family District
27.558 acres out of NCB 10934

Property Location: 6711 New Braunfels

Southwest side of South New Braunfels Avenue near Pecan Valley Drive

Proposal: Multi-family complex

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

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

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-25 Multi-Family District.

Approval contingent on Plan Amendment. The requested zoning is not consistent with the South Central San Antonio Community Plan. Should the Plan Amendment be changed, staff would support the requested MF-25 Multi-Family District.

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 across South New Braunfels Avenue (DPS).

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005054 – March 15, 2005

Applicant: Brown, P. C.

Zoning Request: “R-4” Residential Single Family District to “MF-25” Multi-Family District.

Daniel Ortiz, 112 E. Pecan, representing the owner, stated they are proposing a multi family development. He stated they would restrict themselves to a less intensive density to create a multi family community for senior citizens. He stated they are proposing to construct approximately 200 units with amenities and two entrances along New Braunfels. He further stated they are continuing to work with Planning Department staff with regards to the Master Plan component, which will be presented to Planning Commission on March 23, 2005. They have also been working the school district and the neighborhood association.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Highland Hills Neighborhood Association (within 200 feet).

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 McAden to find inconsistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, 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 Cardenas-Gamez to recommend approval contingent plan amendment.

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1. Property is located on 27.558 acres out of NCB 10934 at 6711 New Braunfels.
2. There were 9 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends denial.

**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.