

CASE NO: Z2005055 C

Staff and Zoning Commission Recommendation - City Council

Date: April 28, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 3

Ferguson Map: 650 E5

Applicant:

City of San Antonio - Development
Services

Owner:

Earl Landry

Zoning Request: From RM-5 Residential Mixed District to RM-5 C Residential Mixed District with conditional use for multi-family development not to exceed 14 units per acre

East 60 feet of Lot 88, NCB 7725

Property Location: 116 Bristol Avenue

The south side of Bristol Avenue 275 feet east of South Flores Street

Proposal: To provide separate electric meters for each of the three rental units

Neighborhood Association: None

Neighborhood Plan: South Central San Antonio Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The South Central Community Plan recommends low density residential development including duplexes, granny flats or garage apartments.

Approval. The requested zoning is consistent with the South Central Community Plan which calls for low density residential (single-family or duplex) use at this location. The proposal requests RM-5 C zoning which permits a mixture of single-family and duplex development with conditional use for multi-family development not to exceed 14 units per acre. The subject site contains two existing dwellings that are intended for lease. The change from existing RM-5 to RM-5 C will permit the instillation of separate meters allowing the properties to be leased separately.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005055 C

ZONING CASE NO. Z2005055 C -- April 5, 2005

Applicant: City of San Antonio

Zoning Request: "RM-5" Residential Mixed District to "RM-5" C Residential Mixed District with conditional use for multi-family development not to exceed 14 units per acre.

Earl Landry, 575 Wild Coyote Trail, owner, stated he is requesting this change in zoning to allow for an additional meter on the subject property.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned 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 Kissling to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, 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 Kissling to recommend approval.

1. Property is located on east 60 feet of Lot 88, NCB 7725 at 116 Bristol Avenue.
2. There were 34 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2005055 C

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.