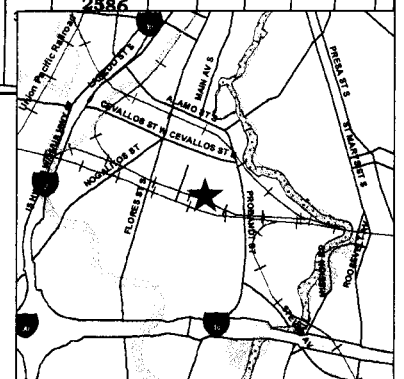


\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

# **ZONING CASE: Z2005-169**

City Council District No. 5  
 Requested Zoning Change  
 From I-2 To R-6  
 Date: August 11, 2005  
 Scale: 1" = 200'

☐ Subject Property  
☐ 200' Notification



# CASE NO: Z2005169

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 11, 2005

**Zoning Commission Meeting Date:** July 19, 2005

**Council District:** 5

**Ferguson Map:** 616 D8

**Appeal:**

**Applicant:** Owner

City of San Antonio

Mary and Billy Kirkland

**Zoning Request:** From I-2 Heavy Industrial District to R-6 Residential Single-Family District

Lot 10 and the east 31.25 feet of Lot 9, Block 4, NCB 2575

**Property Location:** 418 East Fest Street

**Proposal:** To construct a single-family home

**Neighborhood Association:** Lone Star Neighborhood Association

**Neighborhood Plan:** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Consistent with the South Central San Antonio Community Plan, which calls for Low-density residential land use. Low-density residential uses include single-family houses on individual lots. Objective 2.1 within the Plan states, "construct all types of infill housing on vacant lots throughout the entire community". This area of the community is mostly single family residential and should be zoned accordingly.

Approval. The project site is only one part of a large area rezoning project that will be conducted by the City of San Antonio Community Development Block Grant (CDBG) Rezoning Program, whose objective is to apply proper zoning to neighborhoods that lie within the CDBG target areas. This property, as well as other single family homes are located on parcels zoned for industrial uses and multifamily. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code. Zoning classifications in this 1938 code converted to new zoning classifications in the recently adopted Unified Development Code (UDC) as of February 4, 2002.

The owners of 418 East Fest Street would like to construct a single family home on their property, but due to its industrial use zoning designation, residential uses are not allowed. To permit residential development, the subject property is being brought forward before the rest of the properties within the large are rezoning project. The subject property is surrounded by single-family homes to the east, west and south and vacant land and single family homes to the north.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Judy Eguez 207-7442

**VOTE**

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

72005109

CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
INTERDEPARTMENTAL CORRESPONDENCE

RECEIVED  
CITY OF SAN ANTONIO  
JUN 10 2005

05 JUN 16 PM 5:08

TO: Mayor and Councilmembers  
FROM: Councilwoman Radle, District 5  
COPIES TO: City Manager; City Clerk; City Attorney; Director of Development Services; Assistant to City Council and Mayor; File  
RE: CDBG Rezoning

DATE: June 9, 2005

Your support is requested to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of properties generally bound by South Alamo Street to the North, Probandt Street to the East, Highway 90 to the South and Interstate Highway 35 to the West.

Specifically, significant numbers of properties developed with single-family residential uses and commercial uses are not zoned to allow such uses. These parcels are zoned for multi-family and industrial uses, respectively. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code. Zoning classifications in this "1938 code" converted to new zoning classifications in the recently adopted 2001 Unified Development Code (UDC) as of February 4<sup>th</sup>, 2002.

The objective of the City of San Antonio Community Development Block Grant (CDBG) Rezoning Program is to apply proper zoning to neighborhoods that lie within CDBG target areas. In order to maintain the character of the neighborhood and allow the continuation of commercial uses, it is requested that the property be rezoned to an appropriate zoning district based on the current use. This will ensure that proposed development is compatible in their character and use to the site and the surrounding area.

One or more community meetings will be held to educate the affected property owners on the zoning classification system, the zoning process, and how it relates to their property.

It is also requested that property located at 418 East Fest Street, Lots 10 and the East 31.25 feet of 9, Block 4, NCB 2575, be brought forward in a timelier manner to facilitate residential development.

Your favorable consideration is requested.

  
PATTI RADLE, DISTRICT 5

  
EDWARD D. GARZA, MAYOR

  
ROGER O. FLORES, DISTRICT 1

  
SHEILA D. MCNEIL, DISTRICT 2

  
ROLAND GUTIERREZ, DISTRICT 3

  
RICHARD PEREZ, DISTRICT 4

  
ENRIQUE BARRERA, DISTRICT 6

  
JULIAN CASTRO, DISTRICT 7

  
ART A. HALL, DISTRICT 8

  
KEVIN A. WOLFF, DISTRICT 9

  
CHIP HAASE, DISTRICT 10

*Kevin Perez for DISCUSS 12*  
*How much time will it take?*  
*How much time will it take?*  
*What about the 418 E. Fest Street why is it pulled out?*

**Z2005169**

**ZONING CASE NO. Z2005169** – July 19, 2005

Applicant: City of San Antonio

Zoning Request: "I-2" Heavy Industrial District to "R-6" Residential Single Family District.

Billy Kirkland, owner, stated the purpose of this zoning change is to develop a single family home on the subject property. He stated he has been in contact with Councilwoman Radle who is in support of this request.

**FAVOR**

Ann McCarthy, 341 E. Fest, stated she did not receive notification however she would like to express her support on Mr. Kirkland's request.

Julie Jimenez, 341 E. Fest, stated she is also in support of this request.

**OPPOSE**

Antonio Garcia, 425 E. Fest, stated his intent is to open a welding shop in this area and is concerned that with this zoning change his proposal would not be permissible.

Sylvia Zepeda, 432 E. Fest, stated she is in support of residential development.

Staff stated there were 28 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from Lone Star 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 Rodriguez and seconded by Commissioner Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

**Z2005169**

**AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, McAden, Avila, Stribling,  
Gray**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

1. Property is located on Lot 10 and the east 31 25 feet of Lot 9, Block 4, NCB 2575 at 418 East Fest Street.
2. There were 28 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, McAden, Avila, Stribling,  
Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.