

ZONING CASE: Z2005-100

City Council District NO. 7

Requested Zoning Change

From: "R-5 NCD-3" To "(RE, R-20, NP-15 & NP-10)NCD-3"

Date: June 9, 2005

Scale: 1" = 500'

Subject Property

200' Notification



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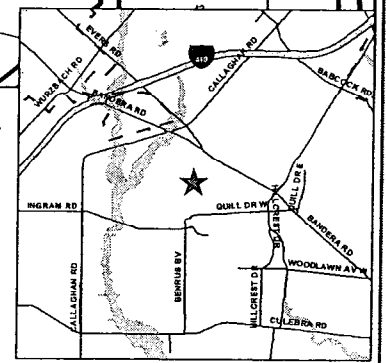
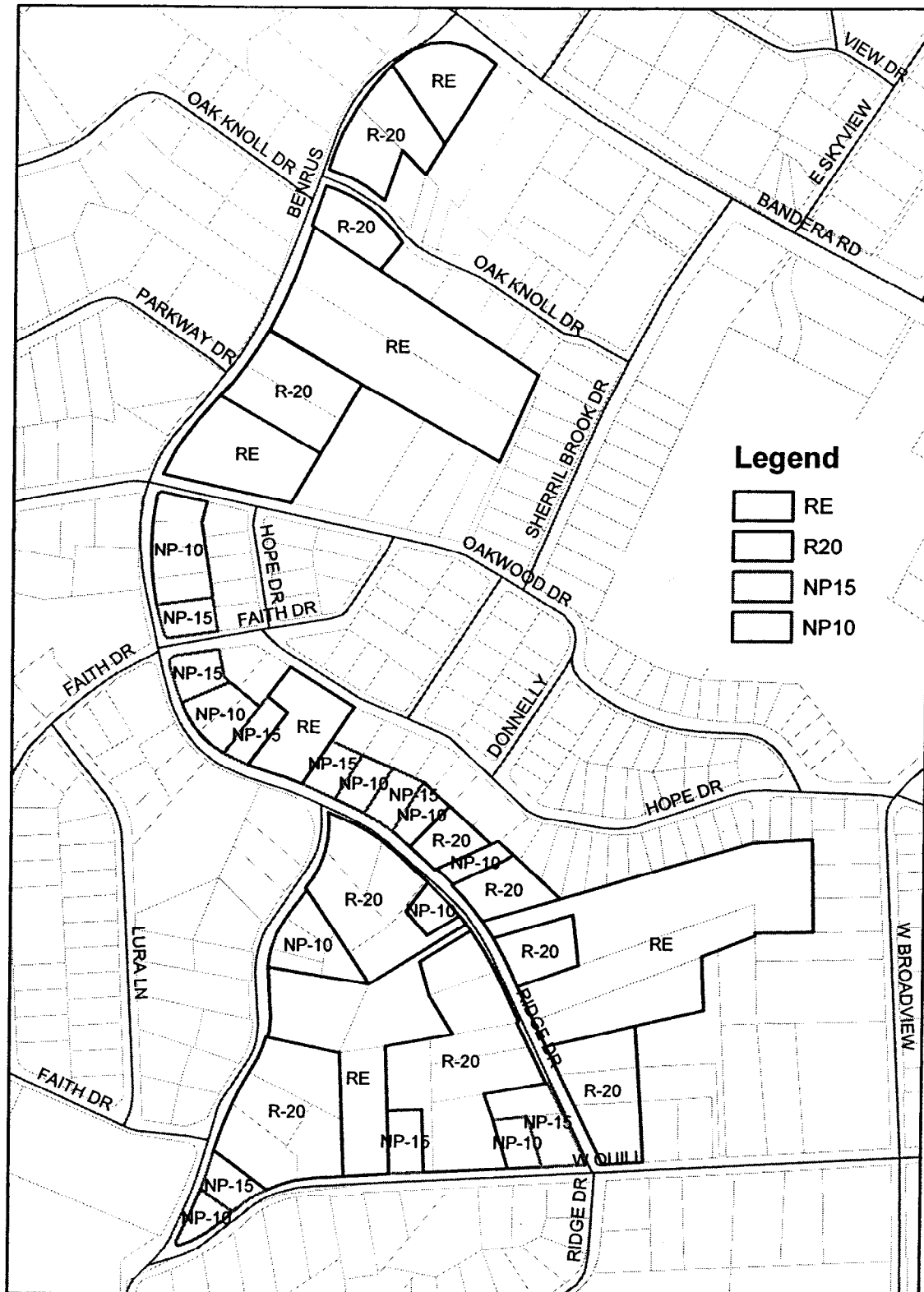


Exhibit A

Ingram Hills Proposed Rezoning



RAR 2/23/05

Z2005100



CASE NO: Z2005100

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 7

Ferguson Map: 580 E6

Applicant: Owner
City of San Antonio Multiple Property Owners

Zoning Request: From R-5 NCD-3 Residential Single-Family Neighborhood Conservation District 3 to RE NCD-3 Residential Estate, R-20 NCD-3 Residential Single-Family, NP-15 NCD-3 Neighborhood Preservation and NP-10 NCD-3 Neighborhood Preservation Neighborhood Conservation District 3

Property Location: Benrus and Ridge Drive, as per exhibit map

Those properties generally bounded by West Quill to the south, Benrus to the northwest and Ridge Drive to the east; and, those properties fronting on the east side of Benrus from Bandera Road to the north and Ridge Drive to the south.

Proposal: It is the goal of the City to rezone those properties that are incompatible with the current zoning.

Neighborhood Association: Ingram Hills Neighborhood Association within 200 feet

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The Ingram Hills Neighborhood Association and residence have had input to the proposed rezoning. City Staff meet April 4, 2005 to discuss the zoning.

The properties in this area are currently zoned R-5 Single Family Residential. R-5 zoning limits the property to single family dwellings with a minimum lot size of 5,000 square feet. However, most of the lots in the neighborhood far exceed 5,000 square feet in size. In order to maintain the character of the neighborhood, it is requested that the property be rezoned to an appropriate zoning district based on the current lot size. This will ensure that proposed development is compatible in their character and size to the site and the surrounding area.

Zoning Commission Recommendation

VOTE

| | | |
|----------|----------------|----|
| Approval | FOR | 10 |
| | AGAINST | 0 |
| | ABSTAIN | 0 |
| | RECUSAL | 0 |

CASE MANAGER : Richard Ramirez 207-5018

**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL****INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: J. Rolando Bono, Interim City Manager

FROM: Julian Castro, Councilman District 7

COPIES TO: Leticia Vacek, City Clerk; Emil Moncivais, Planning Director; Florencio Pena, Development Services

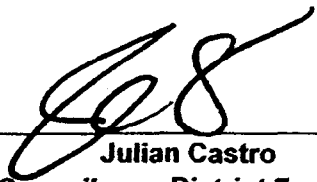
SUBJECT: Ingram Hills Neighborhood

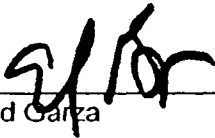
RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2004 DEC 17 A 1:28

DATE: December 6, 2004

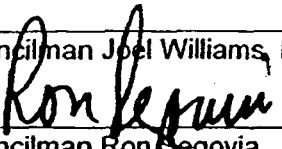
Your support is requested to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of properties located within the Ingram Hills Neighborhood Association, which is generally bounded by West Quill to the south, Benrus to the northwest and Ridge Drive to the east; and, those properties fronting on the east side of Benrus from Bandera Road to the north and Ridge Drive to the south as per Exhibit Map. It is the goal of the City to rezone those properties that are incompatible with the current zoning.

The properties in this area are currently zoned "R-5" Single Family Residential. "R-5" zoning limits the property to single family dwellings with a minimum lot size of 5,000 square feet. However, most of the lots in the neighborhood far exceed 5,000 square feet in size. In order to maintain the character of the neighborhood, it is requested that the property be rezoned to an appropriate zoning district based on the current lot size. This will ensure that proposed development is compatible in their character and size to the site and the surrounding area.


Julian Castro
Councilman, District 7



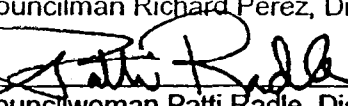
Mayor Ed Garza




Councilman Joel Williams, District 2



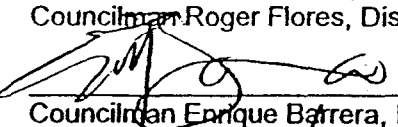
Councilman Ron Segovia, Dist. 3



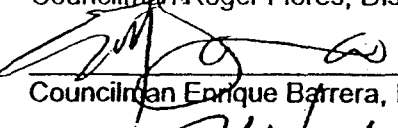
Councilman Richard Perez, District 4



Councilwoman Patti Radle, District 5



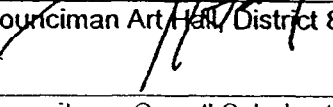
Councilman Roger Flores, District 1



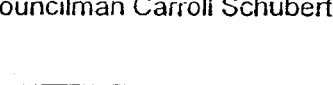
Councilman Enrique Barrera, District 6



Councilman Art Hall, District 8



Councilman Carroll Schubert, District 9



Councilman Chip Haass, District 10

Z2005100

ZONING CASE NO. Z2005100 – May 17, 2005

Applicant: City of San Antonio

Zoning Request: "R-5" "NCD-3" Residential Single Family Neighborhood Conservation District 3 to "RE" "NCD-3" Residential Estate Neighborhood Conservation District 3, "R-20" "NCD-3" Residential Single Family Neighborhood Conservation District 3, "NP-15" "NCD-3" Neighborhood Preservation Neighborhood Conservation District 3 and "NP-10" "NCD-3" Neighborhood Preservation Neighborhood Conservation District 3.

City staff represented this case.

FAVOR

Joan Price, 4015 Parkway Drive, President of Ingram Hills Neighborhood Association, stated they strongly support of this request and feel this would be in keeping with the established character and integrity of the neighborhood.

Staff stated there were 219 notices mailed out to the surrounding property owners, 8 returned in opposition and 15 returned in favor and Ingram Hills 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.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend approval.

1. Those properties generally bounded by West Quill to the south, Benrus to the northwest and Ridge Drive to the east and those properties fronting on the east side of Benrus from Bandera Road to the north and Ridge Drive to the south.
2. There were 219 notices mailed, 8 returned in opposition and 15 in favor.
3. Staff recommends approval.

Z2005100

**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.