

ZONING CASE: Z2005-093

City Council District NO. 6

Requested Zoning Change

From: "R-6" To "MF-25"

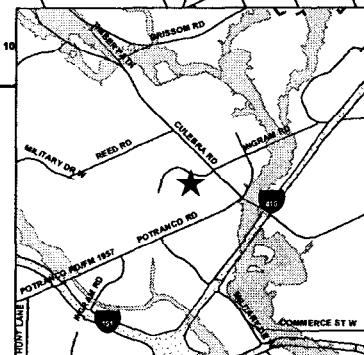
Date: June 9, 2005

Scale: 1" = 300'



 Subject Property

 200' Notification



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CASE NO: Z2005093

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 6

Ferguson Map: 579 D8

Applicant: Kaufman & Assoc., Inc.

Owner: San Antonio Housing Development Corporation

Zoning Request: From R-6 Residential Single-Family District to MF-25 Multi-Family District

Property Location: 9.002 acres out of Lot 2, Block 2, NCB 18282

7700 Ingram Road

Property generally located south of Ingram Road and west of Culebra Road

Proposal: To development apartments

Neighborhood Association: Crown Meadows Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval.

The subject property is approximately 9 acres which could yield a maximum of 225 units. The developer has expressed an intent to build 112 units which is a density of approximately 11 units per acre. The proposed development is an extension of the multi-family townhome community that has already been established along Ingram Road (an arterial). The proposed townhomes would abut the back yards of existing single family homes to the south and west. The surrounding single family homes have access from the local roads which they face.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2005093

ZONING CASE NO. Z2005093 – May 17, 2005

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "MF-25" Multi-Family District.

Lucy Gentry, 100 W. Houston, representing the owner, stated this is the second phase of a two-phase development by San Antonio Housing Authority. She stated they are proposing 11 units per acre. She stated they have held a series of meeting with Crown Meadow Neighborhood Association to address their concerns and has received a letter of support.

Scott Applewhite, 5485 Beltline Road, stated the amenities are in phase one of this development, which would be shared, with phase two.

Staff stated there were 85 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and no response from Crown Meadows 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.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Robbins to recommend approval.

1. Property is located on Lot 2, Block 2, NCB 18282 at 7700 Ingram Road.
2. There were 85 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.