

CASE NO: Z2005251

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 3

Ferguson Map:

Applicant:

Rogelio Ibarra

Owner:

Rogelio Ibarra and Sara

Zoning Request: From "R-4" Residential Single Family District to "MH" Manufactured Housing District

Lot 5, Block 1, NCB 10867

Property Location: 7701 Shetland Drive

South corner of Shetland Drive and Blythe Avenue

Proposal: Double Wide Manufactured Home

Neighborhood Association: Highland Forest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is in a residential subdivision containing site built dwellings, vacant lots and a few manufactured homes. The subject property is currently undeveloped. The existing zoning in the area is "R-4" Residential Single Family District and "MH" Manufactured Housing District. A manufactured home would be appropriate at this location. Manufactured homes design and installation criteria regulations are designed to provide adequate protection both for the manufactured homes and for the surrounding development.

The applicant is currently living in a manufactured home located at 25545 Dunes in south Bexar County. The zoning change will allow the applicant to move the manufactured home to 7701 Shetland Drive.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005251

ZONING CASE NO. Z2005251 -- November 15, 2005

Applicant: Rogelio Ibarra

Zoning Request: "R-4" Residential Single Family District to "MH Manufactured Housing District."

Rogelio Ibarra, 25545 Nunes, representing the owner, stated that he proposes to place a mobile home on the subject property. He further stated that they propose to place the mobile home on a foundation and they will also be fencing the area around the mobile home.

OPPOSE

Anita Cisneros, 1515 Cinderella, stated that she is representing her sister, Mary Kerney who lives next to the subject property. She further stated that the other mobile homes in the area are not kept up and they look very trashy looking.

REBUTTAL

Rogelio Ibarra, 25545 Nunes, stated that they will be relocating the mobile home on the property where his parents will be living. He stated that his parents are elderly and have health problems and that is the reason that they are relocating the mobile home to the subject property.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and the Highland Forest Neighborhood Association is in opposition.

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 Farias and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 5, Block 1, NCB 10867 at 7701 Shetland Drive.
2. There were 18 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.