

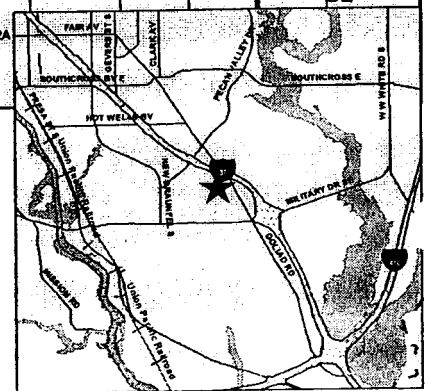
# **ZONING CASE: Z2005-265**

City Council District No. 3  
 Requested Zoning Change  
 From "MF-33" To PUD "MF-33"  
 Date: January 12, 2006  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Dec\_6\_2005



# CASE NO: Z2005265

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 12, 2006

**Zoning Commission Meeting Date:** December 06, 2005

**Council District:** 3

**Ferguson Map:** 651 F6

**Appeal:**

**Applicant:** Owner

Michael D. McLean

Michael D. McLean

**Zoning Request:** From "MF-33" Multi-Family District to PUD "MF-33" Multi-Family Planned Unit Development District

1.494 acres out of NCB 10946

**Property Location:** 471 Utopia Lane

**Proposal:** To develop a Planned Unit Development

**Neighborhood Association:** Highland Hills Neighborhood Association

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

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

### **Staff Recommendation:**

Consistent

The applicant has submitted a revised PUD draft plan that displays one single-family detached unit per lot and a density of 11 units per acre. The applicant's revised proposed development of the property is consistent with the South Central San Antonio Community Plan.

Approval, with the condition that the development consists of single-family dwellings only and does not exceed 11 units per acre.

The subject property has had a residential zoning classification as early as 1960. The "B" zoning district was rezoned to the "D" multi-family district in 1964, later converting to "R-3" with the adoption of the 1965 zoning ordinance. After the adoption of the 2001 Unified Development Code, the zoning converted to the "MF-33" zoning district. The applicant is proposing a development consisting of about 15 lots with duplexes and access to the lots by a private street.

A condition that limits the number of single-family units to 11 per acre, or 16 total, would be the equivalent of an "R-4" Single-Family Residential district and provide consistency with the plan's low density residential guideline. A PUD project consisting of multi-family units and/or more than 11 units per acre will require an amendment to the South Central San Antonio Community Plan. The applicant may construct a multi-family development up to 33 units per acre with the existing base zoning and without a plan amendment.

# CASE NO: Z2005265

## Staff and Zoning Commission Recommendation - City Council

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**Zoning Commission Recommendation:**

Approval of single-family dwellings not to exceed 11 units per acre.

**CASE MANAGER :** Matthew Taylor 207-5876

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

Z2005265

**ZONING CASE NO. Z2005265** – December 6, 2005

Applicant: Michael D. McLean

Zoning Request: "MF-33" Multi-Family District to PUD "MF-33" Multi-Family Planned Unit Development District.

Mike McLean, 3236 Crystal Path, stated that they are requesting the change of zoning to develop a Planned Unit Development. He further stated that the units will be single-family shared wall units and there will be 11 units per acre. He stated that he has met with Ms. Villarreal, President of the Highland Hills Neighborhood Association and they are in support of the development.

**FAVOR**

Cristel Villarreal, 162 Harcourt, representing the Highland Hills Neighborhood Association, stated that she has met with the applicant and is in support of townhome development.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and there was no response from the Highland Hills 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 Farias and seconded by Commissioner Kissling to find consistency with the neighborhood plan.

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

**NAYS:** None

**THE MOTION CARRIED.**

Z2005265

### COMMISSION ACTION

The motion was made by Commissioner Farias and seconded by Commissioner Marshall to recommend approval with the condition that the development does not exceed 11 units per acre.

1. Property is located on 1.494 acres out of NCB 10946 at 471 Utopia Lane.
2. There were 13 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval with the condition that the development consists of single-family dwellings only and does not exceed 11 units per acre.

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

**NAYS:** None

### THE MOTION CARRIED

### RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.