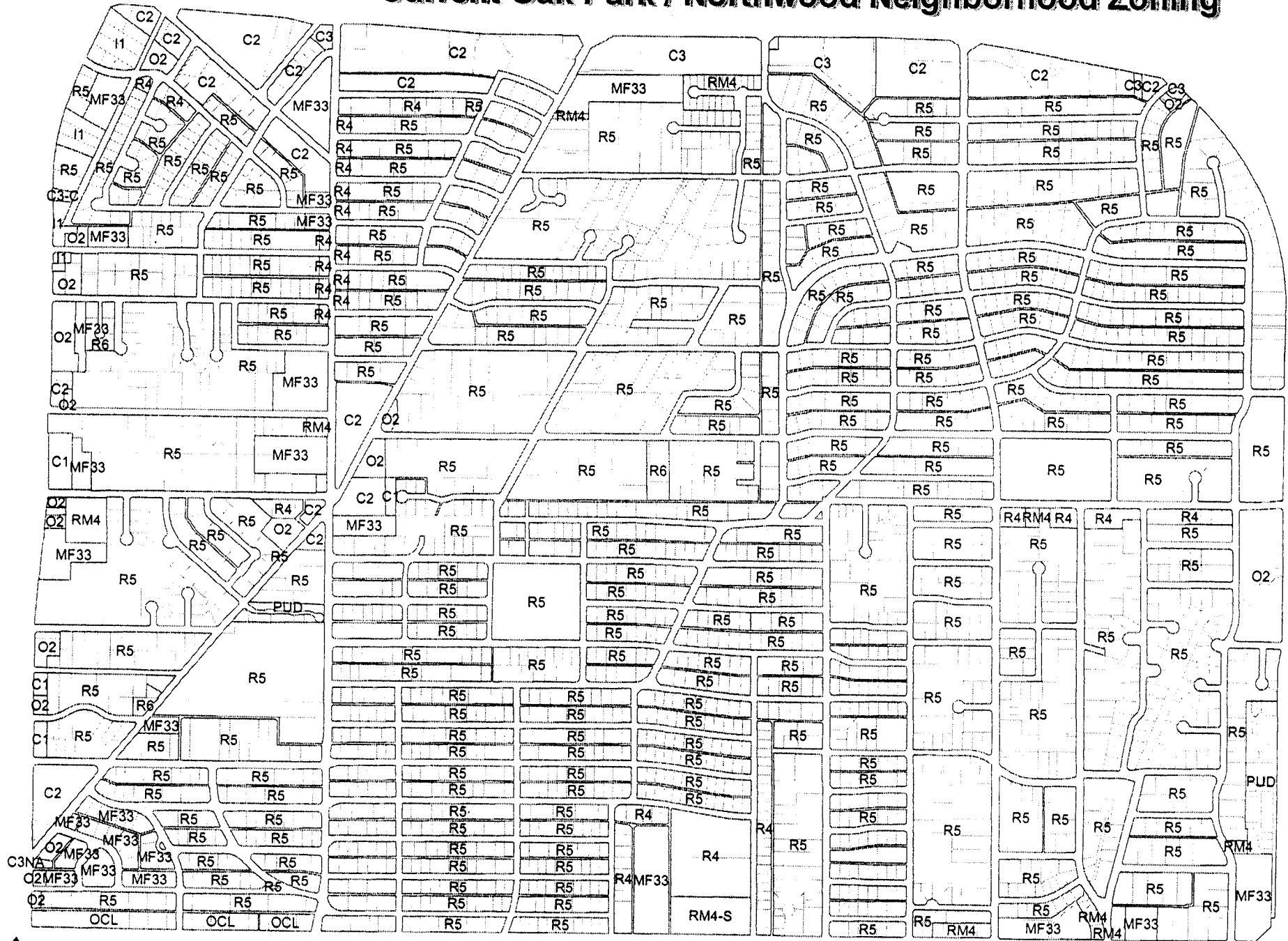


## Current Oak Park / Northwood Neighborhood Zoning

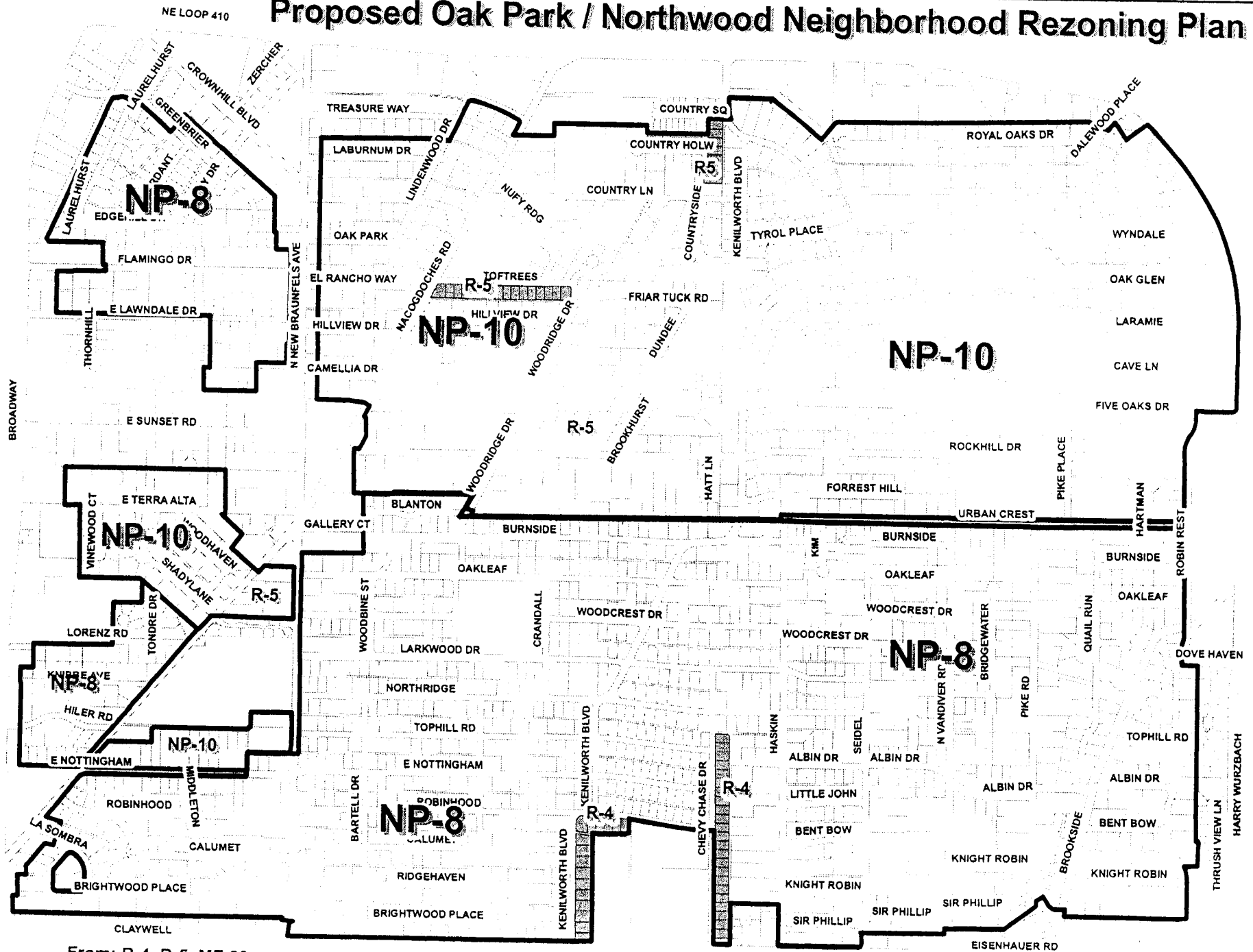


From: R-4, R-5, MF-33  
To: NP-8, NP-10

**Case No. Z2005204**

**City Council Date: June 15, 2006**

# Proposed Oak Park / Northwood Neighborhood Rezoning Plan



From: R-4, R-5, MF-33  
To: NP-8, NP-10

**Case No. Z2005204**

**City Council Date: June 15, 2006**

# CASE NO: Z2005204

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 15, 2006

**Zoning Commission Meeting Date:** February 07, 2006

**Council District:** 10                      **Ferguson Map:** 583 E2

**Applicant:**                                      Owner

City of San Antonio                      Multiple Owners

**Zoning Request:** From "R-4" and "R-5" Residential Single-Family Districts and "MF-33" Multi-Family District to "NP-8" and "NP-10" Neighborhood Preservation Districts as per Exhibit map

**Property Location:** Bounded by Harry Wurzbach to the east, Eisenhower Road the south, Broadway to the west, and Loop 410 to the North

**Proposal:** Rezone those properties that are incompatible with the current zoning

**Neighborhood Association:** The Oaks Owners Assn., Inc., Hampshire House Condominiums, Oak Park Northwood, Terrell Heights, Dijon Heights and Oakwell Farms Neighborhood Associations

**Neighborhood Plan:** Northeast Inner Loop Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent

The request conforms to the land use plan.

Approval. The properties in this area are predominantly zoned "R-5" Residential Single-Family District. "R-5" zoning permits single-family dwellings, with a minimum lot size of 5,000 square feet. The majority of lots in the neighborhood exceed 5,000 square feet. In order to maintain the character of the neighborhood, it is requested that only the properties zoned residential be rezoned to "NP-8" and "NP-10" Neighborhood Preservation District. "NP" Districts permit single-family dwellings with a minimum lot size of 8,000 and 10,000 square feet respectively. All commercial properties will maintain their current zoning.

**Zoning Commission Recommendation:**

**VOTE**

Approval

<b>FOR</b>	8
<b>AGAINST</b>	2
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Richard Ramirez 207-5018

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2005204

**Existing Zoning:** R-4, R-5, MF-33

**Requested Zoning:** NP-8 & NP-10

**Registered Neighborhood Association(s):**

The Oaks Owners Assn. Inc., Hampshire House Condominiums, Oak Park Northwood, Terrell Heights, and Dijon Heights Neighborhood Associations

**Neighborhood/Community/Perimeter Plan:**

Northeast Inner Loop Neighborhood Plan

**Future Land Use for the site:**

One and Two Family Residential, Public/ Institutional, and Parks/ Open Space; One and Two Family Residential (also referred to as Low-Density Residential) includes single-family homes on individual lots; and duplexes, granny flats and garage apartments. Public/Institutional and Parks/Open Space uses do not have a zoning category equivalency; however these uses are allowed in residential zoning districts.

**Other Comments:**

Goal 1: Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Action Step 1.1.1 Investigate conservation districts to determine if a portion of the planning area would be eligible and want to use this tool as a way to maintain and strengthen desirable, distinctive physical features and design characteristics.

**Analysis:**

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

**Staff Recommendation:**

☒ Approval

☐ Denial

☐ Alternate Recommendation

**Reviewer:** Joe G. Mendoza

**Title:** Sr. Planner

**Date:** 3-29-06

**Manager Review:** Nina Nixon-Mendez

**Date:** 3-29-06

**Z2005204**

**ZONING CASE NO. Z2005204** – September 6, 2005

Applicant: City of San Antonio

Zoning Request: “R-4” Residential Single Family District, “R-5” Residential Single Family District and “MF-33” Multi-Family District to “NP-8” Neighborhood Preservation District and “NP-10” Neighborhood Preservation District.

City staff represented this case.

**FAVOR**

Norris Yates, 2118 Kenilworth, President of Oak Park Northwood Neighborhood Association, stated they strongly support this zoning change. He stated he their intent is to maintain single family, single story, and large lot residential character of the neighborhood.

Donald Hardy, 328 E. Sunset, stated strongly support this zoning change. He stated a developer purchased the vacant property adjacent to his property and 8 homes were built with small lots. He owns a 1-acre lot within this area and feels this restrictive zoning request would maintain this large lot appearance.

Julia McLernon, 270 Forrest Hill, stated she has lived in the area for 8 years and enjoys this large lot, single story, and single-family residence character. She stated this request would help maintain this appearance therefore she would like to express her support for this zoning change.

William Schiller, 406 E. Nottingham, stated he has lived in the neighborhood for 37 years and supports the large lot, single-family character of the neighborhood. He stated this change would help preserve the integrity of the neighborhood.

Peter Doyle, 270 Forrest Hill, stated he would also like to express his support for this request. This change would maintain the large lot appearance of the neighborhood.

Esther Curnutt, 126 Five Oaks Pl., stated she has lived in this neighborhood for 30 years and enjoys the single-family large lot appearance, which she feels is the intent of this zoning change.

Ruben Fechner, 422 Pike Rd., stated he would also like to express his support in this request.

Z2005204

John Clamp, 215 Five Oaks, stated the average lot sizes in their neighbor are between 10,000 to 15,000 square feet. He stated they would like to maintain the large lot appearance of the neighborhood. He further stated this request would help maintain and preserve the integrity of the neighborhood.

## **OPPOSE**

James Rindfuss, 109 Laburnum, President of Oak Park Neighborhood Association, stated their boundaries are between North New Braunfels and Nacogdoches. He stated they are in support of the concept however they object to having left out all the duplexes along North New Braunfels up to Treasure Way. He stated he feels this area qualifies to be incorporated with this proposing zoning change. He is concerned that these duplexes could be removed and have two units built on one lot, which would look overcrowded.

Catherine-Mary Carlin Jurado, 207 Country Ln., stated she is in opposition of this request. She expressed concerns with how this proposal would negatively affect her property values.

Ken Brown, 2454 Toftrees, stated he attended the neighborhood meeting city staff held regarding this zoning change. He stated the concept of the plan is good however there are some sections in the plan where the "NP-8" and "NP-10" are not applicable. He stated there are roughly about 24 lots on Toftrees, 7,000 to 7,200 square foot lots, which are not applicable to the proposed plan. He feels these lots should be excluded from the "NP-10" designation and should be zoned as "R-6" which could not be subdivided any further to create more density.

Fred McComas, 114 Cave Lane, stated he would like to express his opposition in this case. He feels the residents of this area were not properly educated of what this zoning change is about. He stated would like to maintain the large lot appearance and is concerned that this change would have a negative impact on the community.

Philip Salami, 126 Wind Dale, stated is also in opposition of this request. He stated this request is inconsistent with the neighborhood plan. He feels this zoning change would allow higher density, which would clutter the neighborhood.

John Colglazier, 226 Oak Park, stated he has lived in the neighborhood for 35 years. He stated he strongly opposes this request. This neighborhood has been recognized for its large lots, single story, single-family homes. He stated he would like to maintain that appearance. He is concerned should this zoning change be granted this would ruin the character of the neighborhood.

Diana Weems, 202 Hillview Dr., stated she has lived in the neighborhood for 10 years and was unaware of such homeowners association until she was notified of this zoning change by city staff. She stated she was also informed by Councilman Haass's office that this request was initiated by the neighborhood. She would like to see evidence that the major of the homeowners requested this change. She is concerned with how this zoning change would negatively affect the neighborhood.

Elizabeth Boddy, 215 E. Nottingham, stated she feels this plan is extremely broad and overreaching, it cover a huge area of the neighborhood. She is concerned that this zoning change would ruin the large lot, single story home appearance of the neighborhood.

Herb Stunberg, 211 Country Lane, stated he would like to express the same concerns as the previous speakers. He is concerned that this zoning request would ruin the residential character of the community.

Cooper Boddy, 215 E. Nottingham, stated this change would increase the density of this area which would invite more residents into the neighborhood and is concerned with increase in traffic for the community. He stated their intent is to maintain the large lot appearance of the community.

Seth Bell, 618 Cave Lane, stated he is also in opposition of this request. He feels this zoning change would increase the density of the neighborhood.

Staff stated there were 4,781 notices mailed out to the surrounding property owners, 115 returned in opposition and 433 returned in favor and Oak Park Northwood 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 Robbins and seconded by Commissioner McAden to recommend a continuance until February 7, 2006.

1. Properties bounded by Harry Wurzbach to the east, Eisenhower Road to the south, Broadway to the west and Loop 410 to the north.
2. There were 4,781 notices mailed, 115 returned in opposition and 433 in favor.
3. Staff recommends approval.

Z2005204

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

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005204**

Applicant: City of San Antonio

Zoning Request: "R-4" Residential Single-Family District, "R-5" Residential Single-Family

District and "MF-33" Multi-Family District to "NP-8" Neighborhood Preservation District 8 and "NP-10" Neighborhood Preservation District 10.

City staff represented this case.

**FAVOR**

Walter Thorman, 111 Tyrol, stated they have held a series of meeting regarding this proposal and the neighborhood association is in favor of this proposal. He stated this rezoning would be good for the neighborhood. This zoning change would help maintain the residential character and preserve the lot size.

LeMoyne Hall, 503 Cave Lane, stated the restoration/maintaining of the neighborhood has made Northwood a great place to live in. This request would help preserve the neighborhood.

Pat McConnell, 106 Woodcrest Dr., stated she has lived in the neighborhood for 32 years. She stated this proposal would help maintain the character of the neighborhood. She feels this would protect the property owners from incompatible development. She support saving the large lot character of the neighborhood.

Ken Brown, 112 E. Pecan, he supports the overall plan. He strongly supports the large lot character and feels this would help preserve the neighborhood.

Leslie Ellison, 211 Oakleaf, stated he strongly supports the plan. As mentioned previously, this would help preserve the neighborhood.

Bill Schiller, 406 E. Nottingham, stated he is in support. He stated this would stop inappropriate development and keep the neighborhood in the nature that it has been.



**Z2005204**

Timothy Apgar, 115 Woodcrest, stated has lived in the neighborhood for 20 years and enjoy the large lot character. He stated this zoning request would help keep that character as well as preserve the neighborhood.

Sharon Gaskill, 2923 Albin, stated in support of this proposal.

John Clamp, 215 Five Oaks, stated this proposal has been ongoing for approximately 2 years now. He stated they strongly support this request. He stated their intent is to preserve their neighborhood and would like to retain their large lot neighborhood. They have been working with the residents that are in opposition but not agreement has been made.

Luis Gurley, 105 Camellia Dr., stated strongly supports this proposal.

Andy Guerrero, 3134 Renker, representing homeowners in this area, stated he would like to request two separate lots, Lots 1 & 2, Block 8, NCB 9154, be excluded from this proposed zoning change.

## **OPPOSE**

Jim Rindfuss, 109 Laburnum, stated he contacted the case manager for some assistance with the mailing list and was unable to obtain that list. He stated his intent was to contact the residents that would be affected by this propose zoning request. He feels this would negatively affect their property values in the future. He further stated he collected a petition of some of the property owners who oppose this request.

Scott Weems, 202 Hillview Dr., stated has lived in Northwood since 1957. He stated no one from Northwood Homeowners Association with regards to this proposal. He opposes any blanket zoning that takes away the future from their neighborhood. He feels this proposal is a taking for residents that property could be redeveloped. This would not allow new efficient, more modern homes that would fit the need of some of the aging residents. He stated they strongly oppose this zoning request.

Lawrence Hahn, stated he has would like to express his support on this zoning proposal. He stated he has lived in Oak Park for 40 years. He stated he would like to maintain the large lot appearance. He expressed concerns with the negative impact this proposal would have on the neighborhood as well as the increase in traffic.

John Colglazier, 226 Oak Park, stated he has attended a series of meetings that were held regarding this zoning request. He stated he feels this request would limit development in this area.

**Z2005204**

Diane Weems, 202 Hillview Dr., stated Oak Park Northwood Homeowner's Association claims to be the Homeowner's Association for this area and since she has lived there they have never contacted her to become a member or attend any of their meetings. She stated she was not aware that a homeowner's association existed for this area until this proposal came about. They claim to have held a series of meetings to try to reach a compromise but the residents of this area have never been notified.

Michael O'Brien, 7907 N. New Braunfels, stated he has live in the neighborhood since 1947. He stated he would like to request that his property be excluded from this rezoning project. He is unsure of how this proposal would affect their property values.

Robin Cassin, 159 Cave Lane, stated she is in Northwood Subdivision and she did not receive a notice regarding this zoning change. She feels this project is too broad to move forward. She feels this should be broken down in small portions to fit everybody's needs.

Tom Green, 203 Treasure Way, stated he would like to echo Mrs. Weems comments of not being aware that a homeowner's association existed for this area. He further stated he agrees with Mrs. Cassin about this being too big of a area to be rezoned. He feels it should be rezoned in smaller portions to address the resident's needs.

Elizabeth Boddy, 215 E. Nottingham, stated she attend a series meeting to try to reach a compromise but to no avail. She also feels this is a large area to rezoned.

Staff stated there were 4,781 notices mailed out to the surrounding property owners, 129 returned in opposition and 476 returned in favor and Oak Park Northwood 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.

## **FINDING OF CONSISTENCY OF THE MASTER PLAN**

### **COMMISSION ACTION**

(A verbal vote was taken)

The motion was made by Commissioner Robbins and seconded by Commissioner McAden to find consistency with the neighborhood plan.

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

**NAYS: None**

**Z2005204**

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

1. Property bounded by Harry Wurzbach to the east, Eisenhower Road to the south, Broadway to the west and Loop 410 to the north.
2. There were 4,781 notices mailed, 129 returned in opposition and 476 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Gadberry, Sherrill, McAden, Martinez, Stribling, Gray**

**NAYS: Rodriguez, Marshall**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

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

**TO:** Mayor and Council

**FROM:** Councilman Chip Haass, District 10

**COPIES TO:** J. Rolando Bono, Interim City Manager; Andrew Martin, City Attorney;  
 Florencio Pena III, Development Services, Gayle McDaniel, Assistant to the  
 City Council; Assistants to the Mayor; File

**SUBJECT:** Request for council concurrence supporting the rezoning of Oak  
 Park/Northwood Neighborhood Association

**DATE: April 6, 2005**

I am requesting Council concurrence 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 residential properties located within the Oak Park/Northwood Neighborhood Association, which is generally bounded by Harry Wurzbach to the east, Eisenhower Rd. to the South, Broadway to the West, and Loop 410 to the North as per the Exhibit Map. It is the goal of the City to rezone those properties that are incompatible with the current zoning.

Most of 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 only the properties zoned residential be rezoned to an appropriate zoning district based on the current lot size. All commercial properties will maintain their current zoning designations. This will ensure that proposed development is compatible in their character and size to the site and the surrounding area.

Your favorable consideration is appreciated.

  
 CHIP HAASS, DISTRICT 10

\_\_\_\_\_  
 EDWARD D. GARZA, MAYOR


  
 PATRICIA RADE, DISTRICT 5

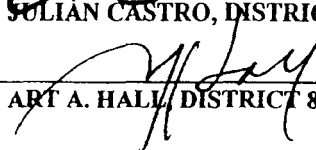
\_\_\_\_\_  
 ROGER O. FLORES, DISTRICT 1

  
 ENRIQUE BARRERA, DISTRICT 6


\_\_\_\_\_  
 JOEL WILLIAMS, DISTRICT 2

  
 JULIAN CASTRO, DISTRICT 7

  
 RON H. SEGOVIA, DISTRICT 3

  
 ART A. HALL, DISTRICT 8

CITY OF SAN ANTONIO  
 OFFICE OF THE CITY CLERK  
 APR 11 2005

  
RICHARD PEREZ, DISTRICT 4  
(ending protest)

  
CARROLL W. SCHUBERT, DISTRICT 9

Z2005204

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