

AN ORDINANCE 2006-06-15-0728

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described change of zoning classification of the following property:

CASE NO. Z2005204

The change of zoning classification from R-5 Residential Single-Family Districts to NP-8 Neighborhood Preservation Districts, on the property listed as follows:

- All of NCB 9144,
- All of NCB 9145,
- All of NCB 9147,
- All of NCB 9148.
- All of NCB 9149,
- All of NCB 9146,
- All of NCB 10432,
- All of NCB 10431,
- All of NCB 10425,
- All of NCB 10424,
- All of NCB 10417,
- All of NCB 10442,
- All of NCB 10409,
- All of NCB 9232,
- All of NCB 10410,
- All of NCB 10411,

All of NCB 10412,
All of NCB 10414,
All of NCB 10415,
All of NCB 10416,
All of NCB 10418,
All of NCB 10419,
All of NCB 10420,
All of NCB 10421,
All of NCB 10422,
All of NCB 10423,
All of NCB 10426,
All of NCB 10427,
All of NCB 10429,
All of NCB 10430,
All of NCB 10433,
All of NCB 10434,
All of NCB 10435,
All of NCB 10436,
All of NCB 10437,
All of NCB 9153,
All of NCB 9230,
All of NCB 9231,
All of NCB 9228,
All of NCB 9229,
All of NCB 9226,
All of NCB 10384,
All of NCB 10408,
All of NCB 10407,
All of NCB 10405,
All of NCB 10406,
All of NCB 10403,
All of NCB 10402,
All of NCB 11841,
All of NCB 12767,
All of NCB 12768,
All of NCB 12769,
All of NCB 10413,
All of NCB 12650,
All of NCB 12649,
All of NCB 12648,
All of NCB 12647,
All of NCB 12646,
All of NCB 13251,
All of NCB 13252,
All of NCB 13253,
All of NCB 13254,
All of NCB 13255,
All of NCB 11842,

All of NCB 10686,
All of NCB 10867,
All of NCB 11838,
All of NCB 13818,
All of NCB 11843,
All of NCB 13259,
All of NCB 13256,
All of NCB 13257,
All of NCB 13258,
All of NCB 13260,
All of NCB 11843,
All of NCB 11840,
All of NCB 11853,
All of NCB 11850,
All of NCB 13246,
All of NCB 13247,
All of NCB 11846,
All of NCB 13241,
All of NCB 13242,
All of NCB 13243,
All of NCB 13244,
All of NCB 13245,
All of NCB 13249,
All of NCB 13250,
All of NCB 11847,
All of NCB 10404,
All of NCB 10401,
All of NCB 12449,
All of NCB 12450,
All of NCB 11869,
All of NCB 13151,
All of NCB 13153,
All of NCB 13152,
All of NCB 11870,
All of NCB 11871,
All of NCB 12214,
All of NCB 11897,
All of NCB 12200,
Lots TR-A,TR-B,and TR-C, NCB 9040,
Lots 16 through 23, TR-1,TR-D,TR-E,TR-F,TR-J, Block 1, NCB 9040,
Lots 1 through 7, Block 2, NCB 13819,
Lots 1,37,38, and 4 through 24, Block 3, NCB 11839,
Lots A,B, and 15 through 20, Block 2, NCB 11845,
Lots 1 through 13, Block 8, NCB 13248,
Lots 10, 10A, and 22, Block 6, NCB 11848,
Lots D, E, F, G, H, J, L, M, Block 4, NCB 11862,
Lots 1 through 7, Block 2, NCB 9227,
Lots 10, B, 16, 17, 18, 28, 29, 19 through 25, NCB 11925,

Lots TR-A, 2 through 7, 18 through 27, NCB 11924,
All of NCB 11927 Save and Except Lot 39 and the West 210 feet of Lot 10,
All of NCB 12199 Save and Except Lots 10 and 20,
All of NCB 11791 Save and Except Lots 25 and 38,
All of NCB 11876 Save and Except Lots 26, 59, 61,
All of NCB 11792 Save and Except Lot 25,
All of NCB 12213 Save and Except Lot 11,
Lots 23, 24, 25, 13 G, 13 F, 60 and 11-A, NCB 11876,
Lots 5, 12 through 16, Block 4, NCB 11872,
Lots 8, 9, 19 through 24, Block 3, NCB 12215,
Lots 2 through 5 and TR-A, Block 9, NCB 9151,
All of NCB 9152, and
Lots 5 and 6, Block 41, NCB 10441.

The change of zoning classification from R-5 Residential Single-Family Districts to NP-10 Neighborhood Preservation Districts, on the property listed as follows:

All of NCB: 11824,
All of NCB 11823,
All of NCB 11826,
All of NCB 11822,
All of NCB 11827,
All of NCB 11821,
All of NCB 11828,
All of NCB 11820,
All of NCB 11830,
All of NCB 11819,
All of NCB 11831,
All of NCB 11818,
All of NCB 11829 Save and Except Lot 27,
All of NCB 11832,
All of NCB 11817,
All of NCB 11814,
All of NCB 11811,
All of NCB 11810,
All of NCB 11806,
All of NCB 11805,
All of NCB 11802,
All of NCB 11804,
All of NCB 11807,
All of NCB 11809,
All of NCB 11812,
All of NCB 11813,
All of NCB 11816,
All of NCB 11834,
All of NCB 11835,
All of NCB 11836,
All of NCB 11815,

All of NCB 11808,
All of NCB 11803,
All of NCB 11863,
All of NCB 11861 Save and Except Lot 32
All of NCB 11860,
All of NCB 12974,
All of NCB 12975,
All of NCB 12827,
All of NCB 12826 Save and Except Lots 13 through 28,
All of NCB 11859,
All of NCB 11856,
All of NCB 12829,
All of NCB 11855,
All of NCB 12972,
All of NCB 11859,
All of NCB 12828,
All of NCB 11854,
All of NCB 11858,
All of NCB 11857 Save and Except Lots 35, 37, 38, 41, and 42,
All of NCB 16497 Save and Except Lots 15 through 21, and 24 through 43,
All of NCB 16478 Save and Except Lots 3 through 8
All of NCB 10369 Save and Except Lots 1 and 8
All of NCB 10370 Save and Except Lots 1 and 10
All of NCB 10372,
All of NCB 11865,
All of NCB 11867,
All of NCB 12548,
All of NCB 12568,
All of NCB 10371 Save and Except Lots 1 and 8,
All of NCB 11864 Save and Except Lots 1 and 9,
All of NCB 11866 Save and Except Lots 1 and 10,
All of NCB 12547 Save and Except Lots 1 and 10,
All of NCB 9143 Save and Except Lot 11,
All of NCB 13529,
Lots 1 through 10 and 16 through 31, Block 33, NCB 11833,
Lots 1 through 13, Block 37, NCB 11837,
Lots 2 through 6, Block 3, NCB 10368,
Lots TR-B and the East 333.15 feet of TR-A, NCB 11931,
Lots 2 through 5, 8, 10, 11, NCB 11921,
Lot TR-C, NCB 11898,
Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, Block 3, NCB 13530,
Lots 55 through 59, 61, 62, 63, 70, 71, NCB 11889,
Lots 1, 2, 3, 5, 7 through 12, 16 through 25, Block 1, NCB 13528

The change of zoning classification from MF-33 Multi-Family Districts to NP-8 Neighborhood Preservation Districts, on the property listed as follows:

All of NCB 9154,

All of NCB 9150,
All of NCB 10103 Save and Except Lots 1 and 2,
Lots 14, 19, 20, 18, 17 Block 2, NCB 10104

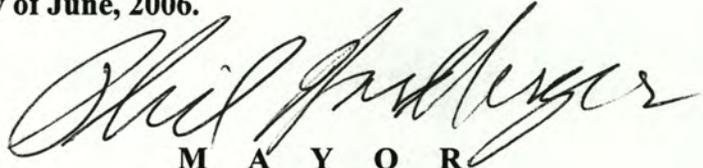
SECTION 2. The property listed in Section 1. is further shown on **Exhibit A** attached hereto and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on June 25, 2006.

PASSED AND APPROVED this 15th day of June, 2006.



M A Y O R

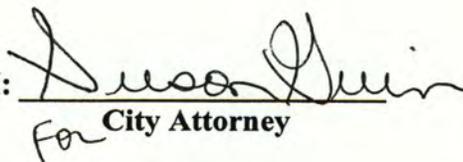
PHIL HARDBERGER

ATTEST:



City Clerk

APPROVED AS TO FORM:



For City Attorney

Agenda Voting Results

Name: Z-15.

Date: 06/15/06

Time: 07:09:30 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005204 (District 10): An Ordinance changing the zoning district boundary 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 on properties bounded by Harry Wurzbach to the East, Eisenhower Road the South, Broadway to the West, and Loop 410 to the North as requested by City of San Antonio, Applicant, for Multiple Owners, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

CASE NO: Z2005204

Staff and Zoning Commission Recommendation - City Council

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:

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	2
ABSTAIN	0
RECUSAL	0

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.

Z2005204

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

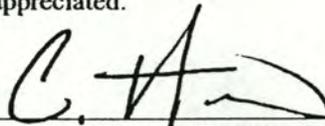
TO: Mayor and Council
FROM: Councilman Chip Haass, District 10
COPIES TO: J. Rolando Bono, Interim City Manager; Andrew Martin, City Attorney; Florencio Pena III, Development Services, Gayle McDaniel, Assistant to the City Council; Assistants to the Mayor; File
SUBJECT: Request for council concurrence supporting the rezoning of Oak Park/Northwood Neighborhood Association

DATE: April 6, 2005

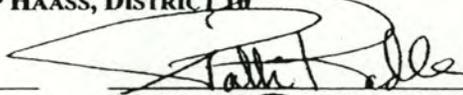
I am requesting Council concurrence to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of residential properties located within the Oak Park/Northwood 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

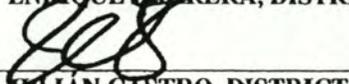
EDWARD D. GARZA, MAYOR

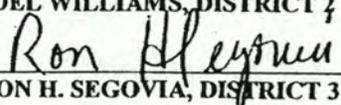

PATTI RADLE, DISTRICT 5

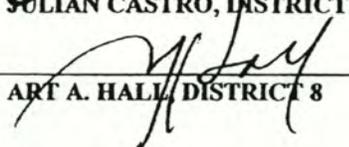
ROGER O. FLORES, DISTRICT 1


ENRIQUE BARRERA, DISTRICT 6

JOEL WILLIAMS, DISTRICT 7


JULIAN CASTRO, DISTRICT 7


RON H. SEGOVIA, DISTRICT 3


ART A. HALL, DISTRICT 8

APR 11 2005 11:35
CITY OF SAN ANTONIO

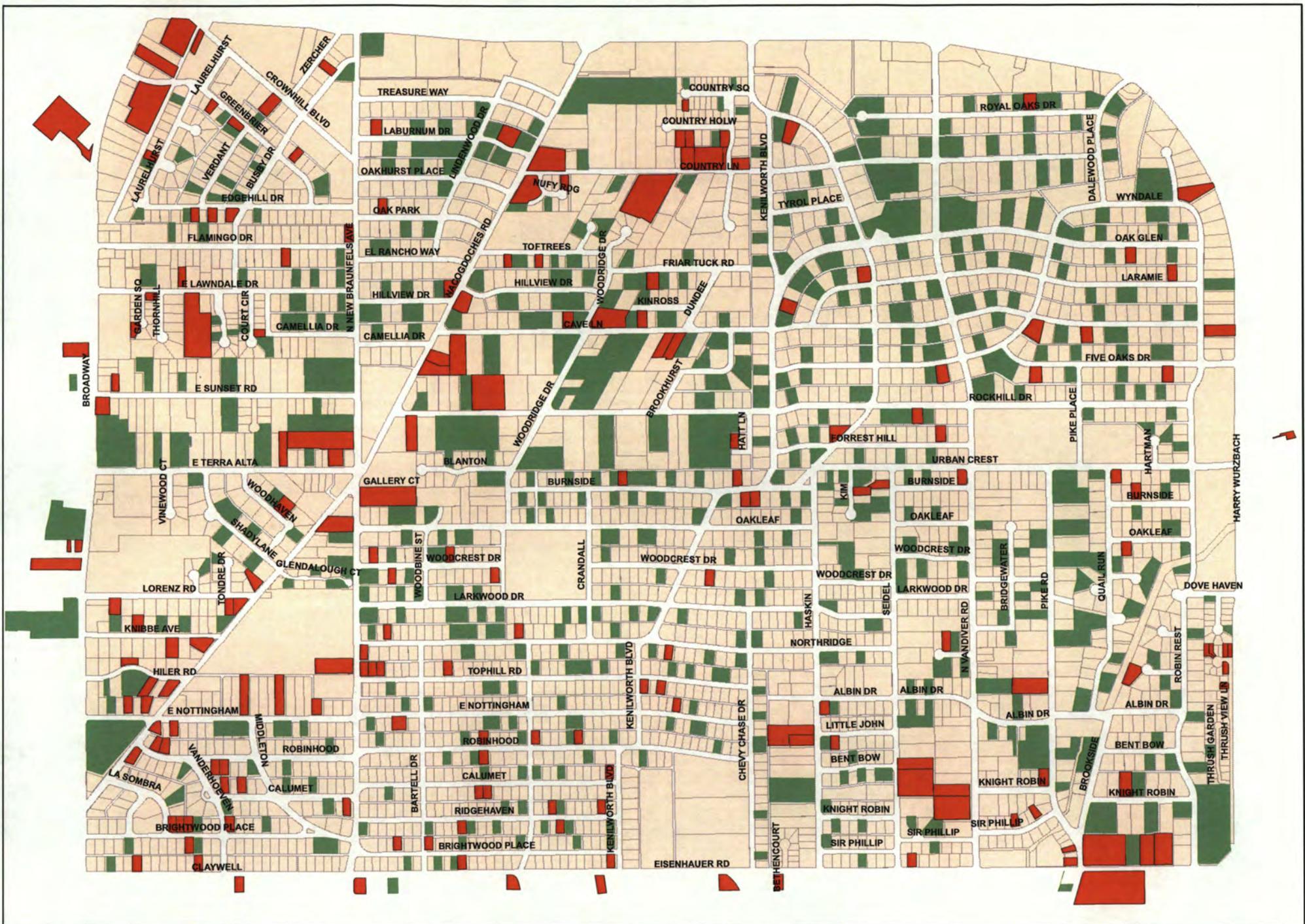
Richard B. Perez
RICHARD PEREZ, DISTRICT 4

(confidential)

Carroll W. Schubert
CARROLL W. SCHUBERT, DISTRICT 9

Z2005204

RECEIVED
CITY OF SAN ANTONIO
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Legend

- IN FAVOR
- OPPOSED

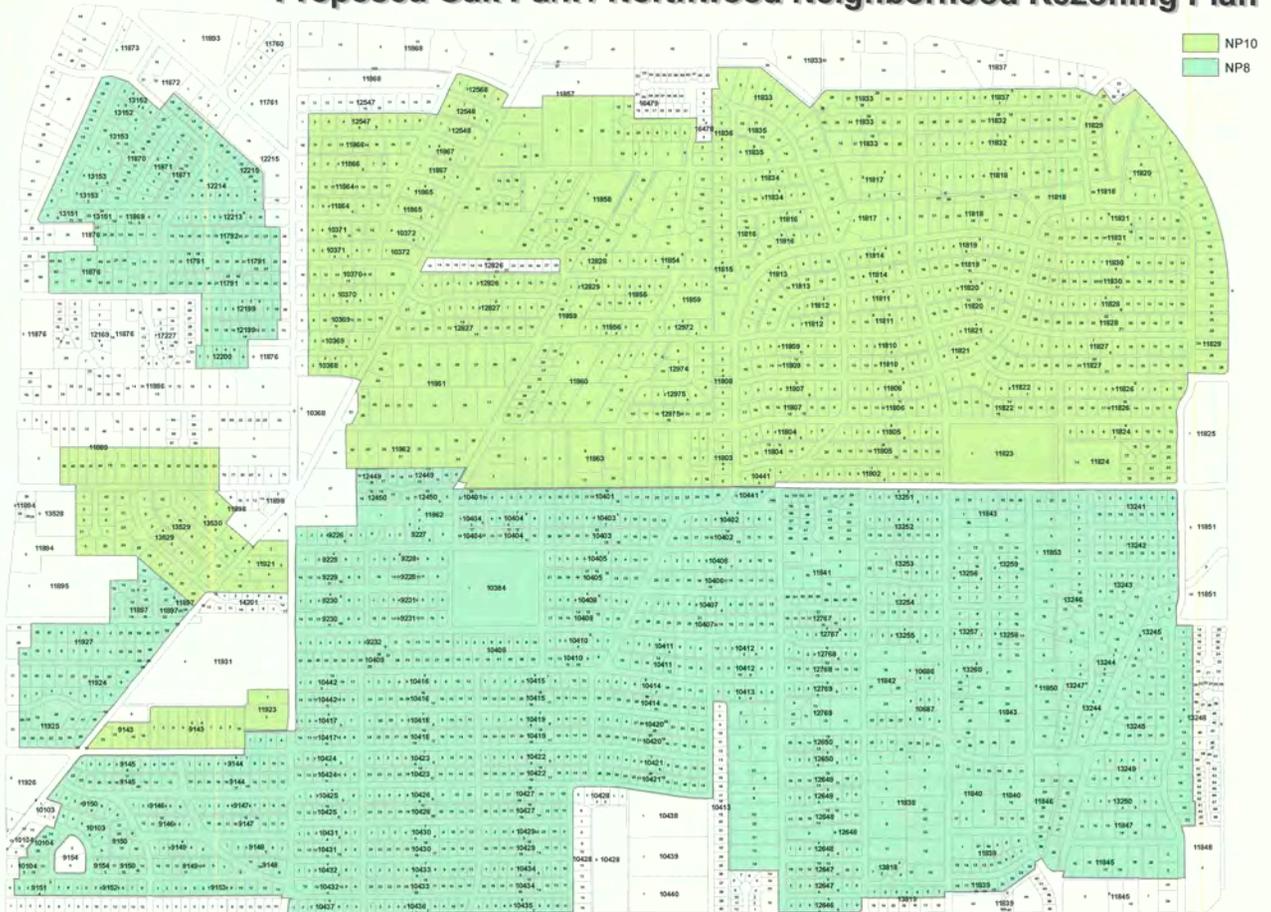
ZONING CASE Z2005204

City Council Date June 15, 2006

Oak Park Northwood Neighborhood Association
 Zoning Case: Z2005204
 R5 to NP8 and NP 10

		Before	After
1	Implement Goal 1. Northeast Inner Loop Neighborhood Plan Enhance and preserve the housing and distinctive character of the Neighborhood (NIL Plan)	?	Yes
2	Rebuild/Remodel/Rehab Your Home	Yes	Yes
3	Maintain Your Home As You Currently Do	Yes	Yes
4	Prevent More Dense Development	No	Yes
5	Stronger Voice in Future Rezoning	?	Yes
6	Prevent Increased Traffic	?	Yes
7	Prevent Increased Drainage Problems	?	Yes
8	Prevent Increased Sewer Problems	?	Yes
9	Complement Current Deed Restrictions	?	Yes
10	Fairly Represent Lot Size with Zoning Classifications	No	Yes

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

2-15
6-15-06

Geography & Environment of the Old Country



PUBLIC NOTICE

**AN ORDINANCE
2006-06-15-0728**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 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. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
6/20

Affidavit of Publisher

STATE OF TEXAS

COUNTY OF BEXAR

S.A. - CITY CLERK

Before me, the undersigned authority, on this day personally appeared Helen I. Lu by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a general circulation in the City of San Antonio, in the State and County aforesaid, and Ordinance 2006-06-15-0728 here to attached has been published in every issue of said newspaper on the following days, to wit:

06/20/2006.

Helen I. Lu

Sworn to and subscribed before me this 20th day of of June, 2006.

Stella A. Orozco

