



**CITY OF SAN ANTONIO  
Request for Council Action**

Agenda Item # Z-2  
Council Meeting Date: 12/14/2006  
RFCAMemo Tracking No: R-674

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 2

**SUBJECT:**  
Zoning Case Z2006167

**SUMMARY:**

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

**BACKGROUND INFORMATION:**

**Zoning Commission Meeting Date:** June 20, 2006

**Applicant:** H. B. Newman

**Owner:** Ernest C. Brehm and Eldora A. Brehm

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

**Property Location:** 6670 and 6726 Walzem Road

Southside of Walzem Road

Parcel 3 and Parcel 11, NCB 15894

**Proposal:** Two-family dwellings

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

**ISSUE:**

None

**ALTERNATIVES:**

Staff does not have an alternate recommendation.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:****Staff Recommendation:** Approval**Zoning Commission Recommendation:** Approval

The subject property is currently undeveloped and located Walzem Road. The subject property is adjacent to "R-6" Residential Single-Family District to the northeast (vacant) and "R-4" Residential Single-Family District to the southwest and southeast (single-family dwellings). The "MF-25" Multi Family District would be appropriate at this location. The applicant is proposing a development that would consist of two-family dwellings. Multi-family dwellings are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available.

An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-25" district may be used as a transition between a single family and higher intensity uses.

**ATTACHMENT(S):**

File Description

File Name

[Zoning Commission Minutes](#)

Z2006167.pdf

[Location Map](#)

Z2006-167.pdf

[Ordinance/Supplemental Documents](#)

200612141442.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director (Interim) Development Services

Roderick Sanchez Director (Interim) Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

Jelynn Burley Deputy City Manager

Jelynn Burley Deputy City Manager

**Z2006167**

**ZONING CASE NO. Z2006167** – June 20, 2006

Applicant: H. B. Newman

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

Andy Guerrero, 3134 Renker, representing the applicant, stated they are proposing to develop a duplex community on the subject property. He stated they are proposing 10 units per acre, 1 to 2 story homes with 3 areas for recreational use.

Staff stated there were 65 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned 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 Marshall seconded by Commissioner Robbins to recommend approval.

1. Property is located on Parcel 3 and 11, NCB 15894 at 6670 and 6726 Walzem Road.
2. There were 65 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Martinez, Stribling, Gray**

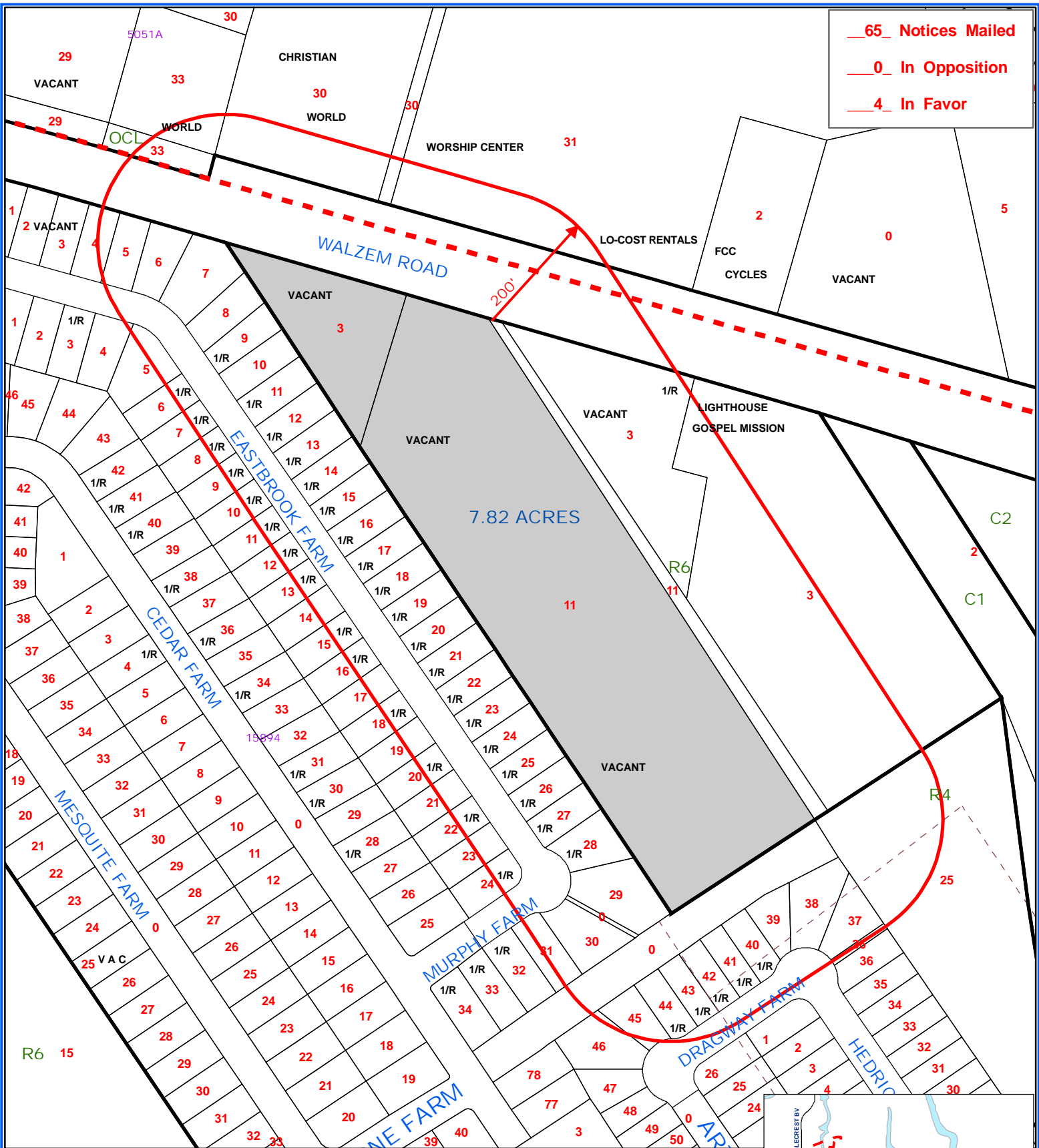
**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

65 Notices Mailed  
0 In Opposition  
4 In Favor



# ZONING CASE: **Z2006-167**

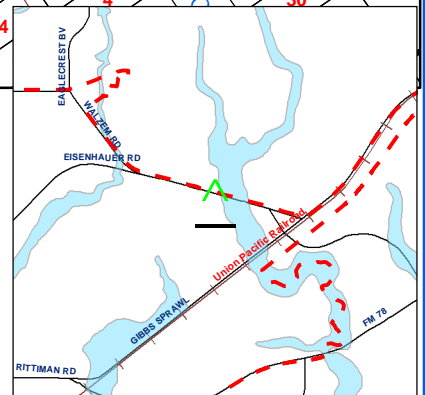
City Council District No. 2  
 Requested Zoning Change  
 From "R-6"  
 To "MF-25"

Date: December 14, 2006  
 Scale: 1" = 200'

- Subject Property
- 200' Notification



City of Houston  
 June 6, 2006



AN ORDINANCE 2006-12-14-1442

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 DISTRICT BOUNDARY 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 by changing the zoning district boundary of Parcel 3 and Parcel 11, NCB 15894 from "R-6" Residential Single Family District to "MF-25" Multi-Family District.

SECTION 2. 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 3. 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 4. This ordinance shall become effective on December 24, 2006.

PASSED AND APPROVED this 14th day of December, 2006.

ATTEST:   
City Clerk

M A Y O R  
for PHIL HARDBERGER  


APPROVED AS TO FORM:   
For City Attorney

# Agenda Voting Results

**Name:** Z-2.

**Date:** 12/14/06

**Time:** 03:51:12 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE # Z2006167 (District 2): An Ordinance changing the zoning district boundary from "R-6" Residential Single Family District to "MF-25" Multi-Family District on Parcel 3 and Parcel 11, NCB 15894 , 6670 Walzem Road and 6726 Walzem Road, as requested by H. B. Newman, Applicant, for Ernest C. Brehm and Eldora A. Brehm, Owners. 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		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		