

AN ORDINANCE 2008-09-18-0862

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 Lots 10 and 11, Block 2, NCB 16353 from "C-2" Commercial District to "C-3 NA" General Commercial District, Nonalcoholic Sales.

**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.

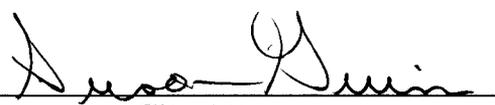
**SECTION 4.** This ordinance shall become effective September 28, 2008.

**PASSED AND APPROVED** this 18th day of September 2008.

  
M A Y O R

**PHIL HARDBERGER**

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney



Request for  
**COUNCIL  
ACTION**

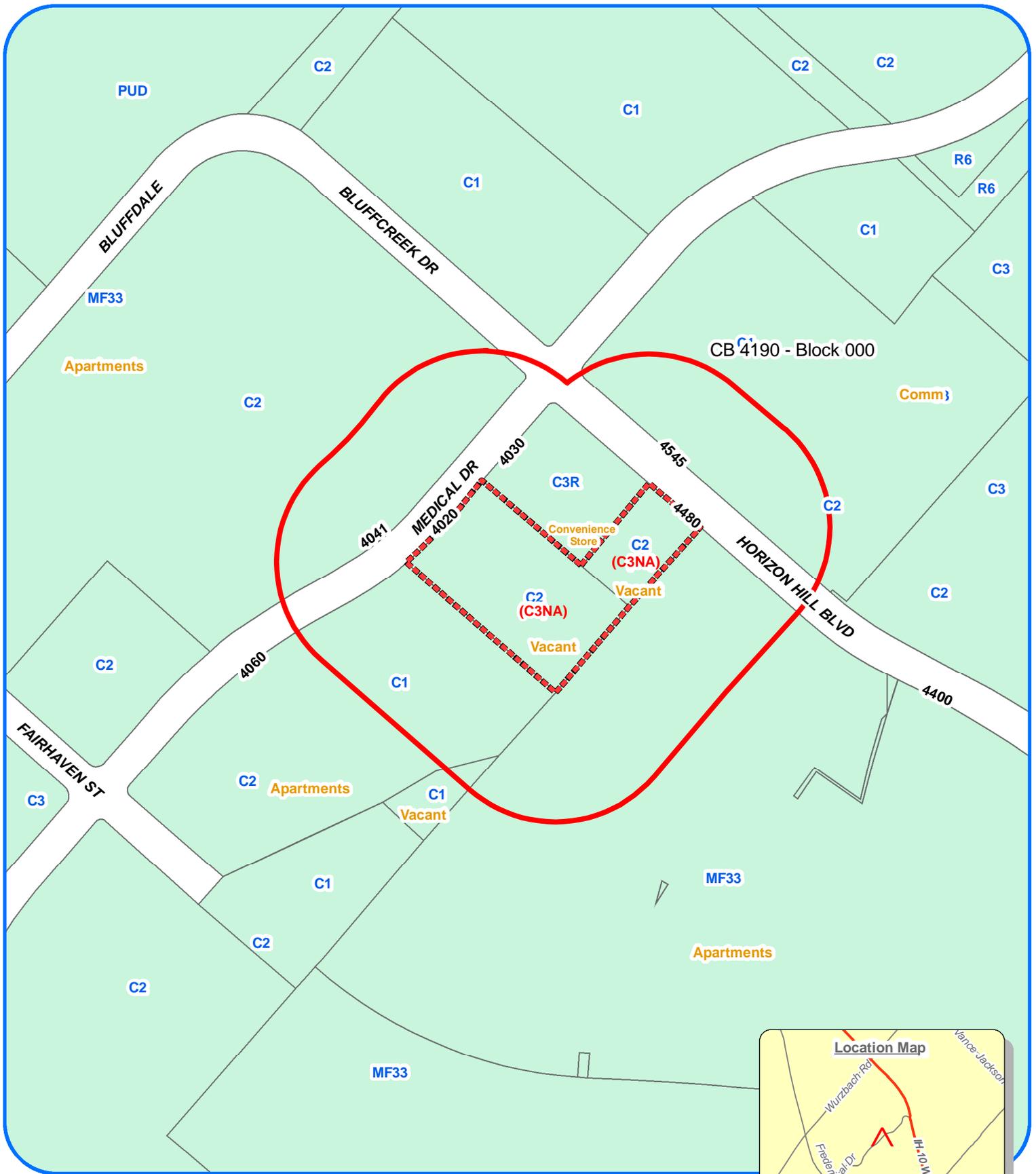
City of San Antonio



## Agenda Voting Results - Z-26

<b>Name:</b>	Z-26
<b>Date:</b>	09/18/2008
<b>Time:</b>	02:48:19 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2008246 (District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-3 NA" General Commercial District, Nonalcoholic Sales on Lots 10 and 11, Block 2, NCB 16353 located at 4020 Medical Drive and 4480 Horizon Hill Boulevard . Staff recommends denial. Zoning Commission recommends approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



# Zoning Case Notification Plan

## Case Z-2008-246

Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots 10 and 11 Block 002 NCB 16353

### Legend

- Subject Property  (1.449 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(08/06/2008)

**Z2008246**

**ZONING CASE NUMBER Z2008246 (Council District 8)** – August 19, 2008

A request for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lots 10 and 11, Block 2, NCB 16353, 4020 Medical Drive and 4480 Horizon Hill Boulevard. Staff recommends denial of “C-3” with an alternate recommendation of “C-2 S”.

Roy Horn, representative, stated he would like to amend his request to “C-3NA”. He is proposing to develop a hotel on the subject property. He stated they agreed on some deed restrictions that prohibit car repair facilities, bars, convenient stores, gas stations, car washes.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner R. Valadez and seconded by Commissioner Martinez to recommend approval of “C-3NA”.

**AYES: Sherrill, Robbins, J. Valadez, Gadberry, Hawkins, Martinez, R. Valadez,  
Gray**

**NAY: None**

**THE MOTION CARRIED**



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

Agenda Item # Z-26  
Council Meeting Date: 9/18/2008  
RFCA Tracking No: R-3849

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 8

**SUBJECT:**  
Zoning Case Z2008246

**SUMMARY:**

From "C-2" Commercial District to "C-3 NA" General Commercial District, Nonalcoholic Sales.

**BACKGROUND INFORMATION:**

**Zoning Commission Meeting Date:** August 19, 2008

**Applicant:** Roy Horn

**Owner:** Ashfaq A. Moiz

**Property Location:** 4020 Medical Drive and 4480 Horizon Hill Boulevard

Lots 10 and 11, Block 2, NCB 16353

Southwest and southeast of the corner lot at the south corner of the Medical Drive and Horizon Hill Boulevard intersection

**Proposal:** To allow a hotel development

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning, allowing many commercially-oriented uses permitted by the current C-2 district, and prohibiting

the proposed hotel development.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff recommends denial of C-3 with an alternate recommendation of C-2 S. Zoning Commission (8-0) recommends approval of C-3NA.

The subject property totals 1.449-acres over two parcels. This property is located southwest and southeast of the south corner of the Medical Drive and Horizon Hill Boulevard intersection on the City's northwest side. This area was annexed by the City of San Antonio on December 26, 1972. The zoning on this property converted from "B-2" to "C-2" following the adoption of the UDC's current zoning classifications in 2001. Property to the north is a gas station and is zoned "C-3R". Property to the southwest is zoned "C-1" and is occupied by apartments. Property to the southeast is zoned "MF-33" and is also occupied by apartments. Property to the northwest across Medical Drive is zoned "C-2" and is occupied by apartments. Property to the northeast, across from Horizon Hill Boulevard, is zoned "C-1" and occupied by a parking lot of an office complex. Medical Drive is a Secondary Arterial "Type A".

The applicant is requesting this zoning change so that the subject property may be utilized for a hotel. This section of Medical Drive is located between the Highway IH-10 Access Road, which is heavily developed with "C-3" uses including hotels, and Fredericksburg Road, a Primary Arterial "Type A" developed with many high intensity nonresidential uses. This section, where the subject property is located, has more high density residential uses and moderate intensity community commercial uses such as small offices. Expansion of "C-3" zoning into this section does not fit into the characteristics of the area. However, a low to mid rise hotel which would blend in with the existing structures would be appropriate for this location. The alternate recommendation of "C-2 S" does allow the applicant to achieve his goal and preserve the characteristics of the area without increasing the intensity of the zoning district. A Specific Use Authorization would require a site plan which will indicate the details of the project and be a part of an approved ordinance.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Zoning Commission Minutes</a>	Z2008246.pdf
<a href="#">Location Map</a>	Z2008246.pdf
<a href="#">Voting Results</a>	
<a href="#">Ordinance/Supplemental Documents</a>	200809180862.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager