

AN ORDINANCE 2007-01-04-0019

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.

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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 Lot 20, Block 14, NCB 7307 from "MF-33" Multi-Family District to PUD "MF-33" Planned Unit Development Multi-Family District.

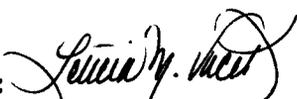
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 January 14, 2007.

PASSED AND APPROVED this 4th day of January, 2007.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: Z-2

Date: 01/04/07

Time: 02:20:07 PM

Vote Type: Multiple selection

Description: ZONING CASE # Z2006265 (District 1): An Ordinance amending the zoning district boundary from "MF-33" Multi-Family District to PUD "MF-33" Multi-Family Planned Unit Development District on Lot 20, Block 14, NCB 7307, 11000 Block of Howard Street as requested by Bo Broll Homes, LLP, Applicant, for Bo Broll Homes, LLP, Owners. Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
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		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

PUBLIC NOTICE

**ORDINANCE
2007-01-04-0019**

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: Lot 20, Block 14, NCB 7307, TO WIT: From "MF-33" Multi Family District to PUD "MF-33" Multi Family Planned Unit Development District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

1/10

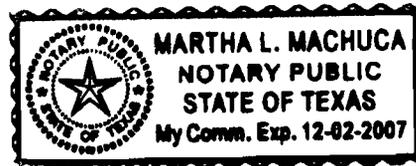
Before me, the undersigned authority, on this day personally appeared Helen I. L. by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-01-04-0019 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/10/2007.

Helen I. Lutz

Sworn to and subscribed before me this 10th day of of January, 2007.

Martha L. Machuca



Z2006265

ZONING CASE NUMBER Z2006265 (Council District 1) – November 7, 2006

The request of Bo Broll Homes, LLP, Applicant, for Bo Broll Homes, LLP, Owner(s), for a change in zoning from “MF-33” Multi Family District to PUD “MF-33” Multi Family Planned Unit Development District on Lot 20, Block 14, NCB 7307, 11000 Block of Howard Street. Staff recommended approval.

Gus Gonzalez, representative, proposing to develop a townhome community.

The following citizen(s) appeared to speak:

Dorothy Sawyers, spoke in favor.

Jesse Gonzales, spoke in opposition.

Angelita Sanchez, spoke in opposition.

Arnold Gonzalez, spoke in opposition.

Steve Ramirez, spoke in opposition.

Betty Eckert, spoke in opposition.

Ferris Hodges, spoke in opposition.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend approval.

AYES: Robbins, Gadberry, Sherrill, Wright, Martinez, Briones, Gray

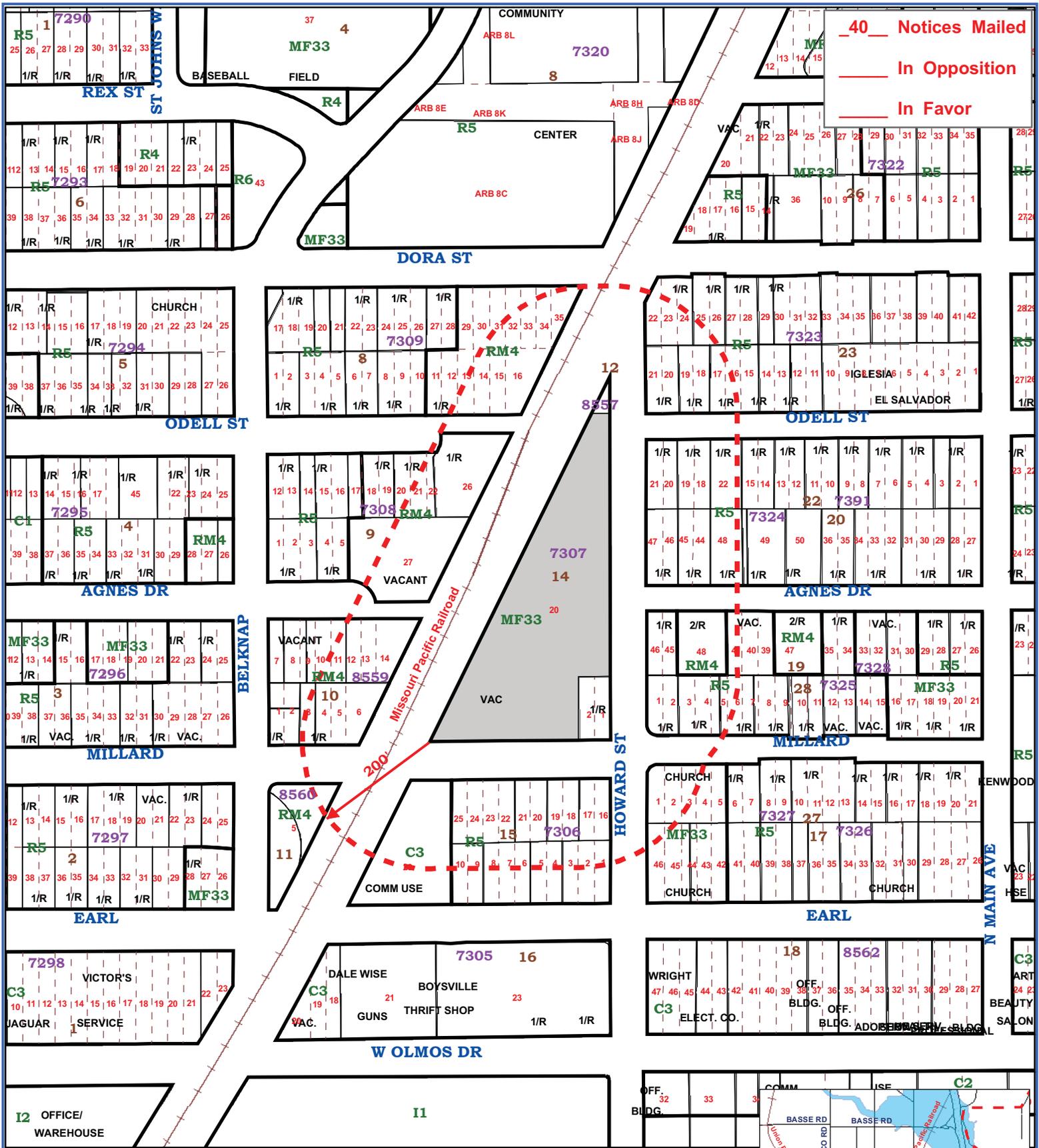
NAYS: Avila, Rodriguez, Marshall

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

40 Notices Mailed
 _____ In Opposition
 _____ In Favor



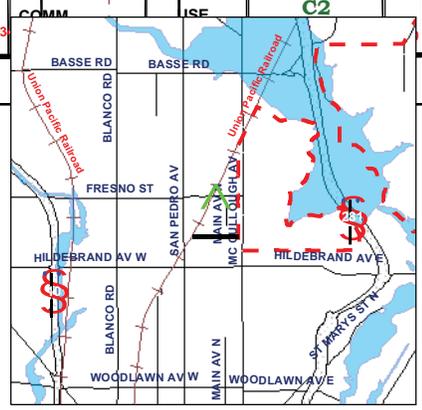
ZONING CASE: Z2006-265

City Council District No. 1
Requested Zoning Change
From "MF-33"
To "PUD MF-33"
Date: January 4, 2007
Scale: 1" = 200'

Subject Property
 200' Notification



City of Fresno
 Sept 5, 2006





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

Agenda Item # Z-2
Council Meeting Date: 1/4/2007
RFCA Tracking No: R-837

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 1

SUBJECT:
Zoning Case Z2006265

SUMMARY:

From "MF-33" Multi-Family District to PUD "MF-33" Multi- Family Planned Unit Development District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: November 07, 2006

Applicant: Bo Broll Homes, LLP

Owner: Bo Broll Homes, LLP

Property Location: Lot 20, Block 14, NCB 7307

11000 Block of Howard Street

Northwest of the intersection of Howard Street and Millard Street

Proposal: To develop town home community

Neighborhood Association: None

Neighborhood Plan: North Central Community Plan

Traffic Impact Analysis: A traffic impact analysis is not required.

ISSUE:

There is some opposition from neighbors. There are concerns with development near the railroad tracks to the west. Many would prefer the property remain undeveloped.

ALTERNATIVES:

A denial of the rezoning request would result in the property retaining its MF-33 base zone.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-3) recommend Approval.

The subject property is currently undeveloped and located to the northwest of the corner of Howard Street and Millard Street, both local residential streets. There is RM-4 zoning to the north and west, with R-5 to the east and south. The surrounding uses consist of single-family residential to the east and south; and vacant property to the north and west.

The applicant has applied for PUD "MF-33" Multi Family District in order to develop a town home project. The applicant projects approximately 30 town homes will be built at this location. The requested addition of the PUD special district is appropriate at this location. The PUD special district was established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved PUD plan. A PUD plan must protect adjacent properties while encouraging the preservation of natural and cultural resources; protecting the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the PUD plan is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and allow for private streets and gated entrances for new subdivisions. The configuration of this property would make this type of in-fill development difficult without the ability to be flexible in lot layout and design.

The subject property was zoned R-3 under the provisions of the 1965 zoning code. It was subsequently converted to MF-33 upon adoption of the 2001 Unified Development Code.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2006265 CC.pdf
Zoning Commission Minutes	Z2006265.pdf
Ordinance/Supplemental Documents	200701040019.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director (Interim) Development Services

APPROVED FOR COUNCIL CONSIDERATION:

Jelynn Burley Deputy City Manager

