

AN ORDINANCE 2008-09-04-0770

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 1.067 acres out of NCB 773 and NCB 774 from "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof 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.

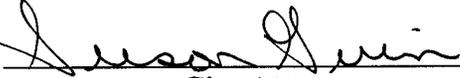
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 14, 2008.

PASSED AND APPROVED this 4th day of September, 2008.

ATTEST: 
City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM: 
For City Attorney



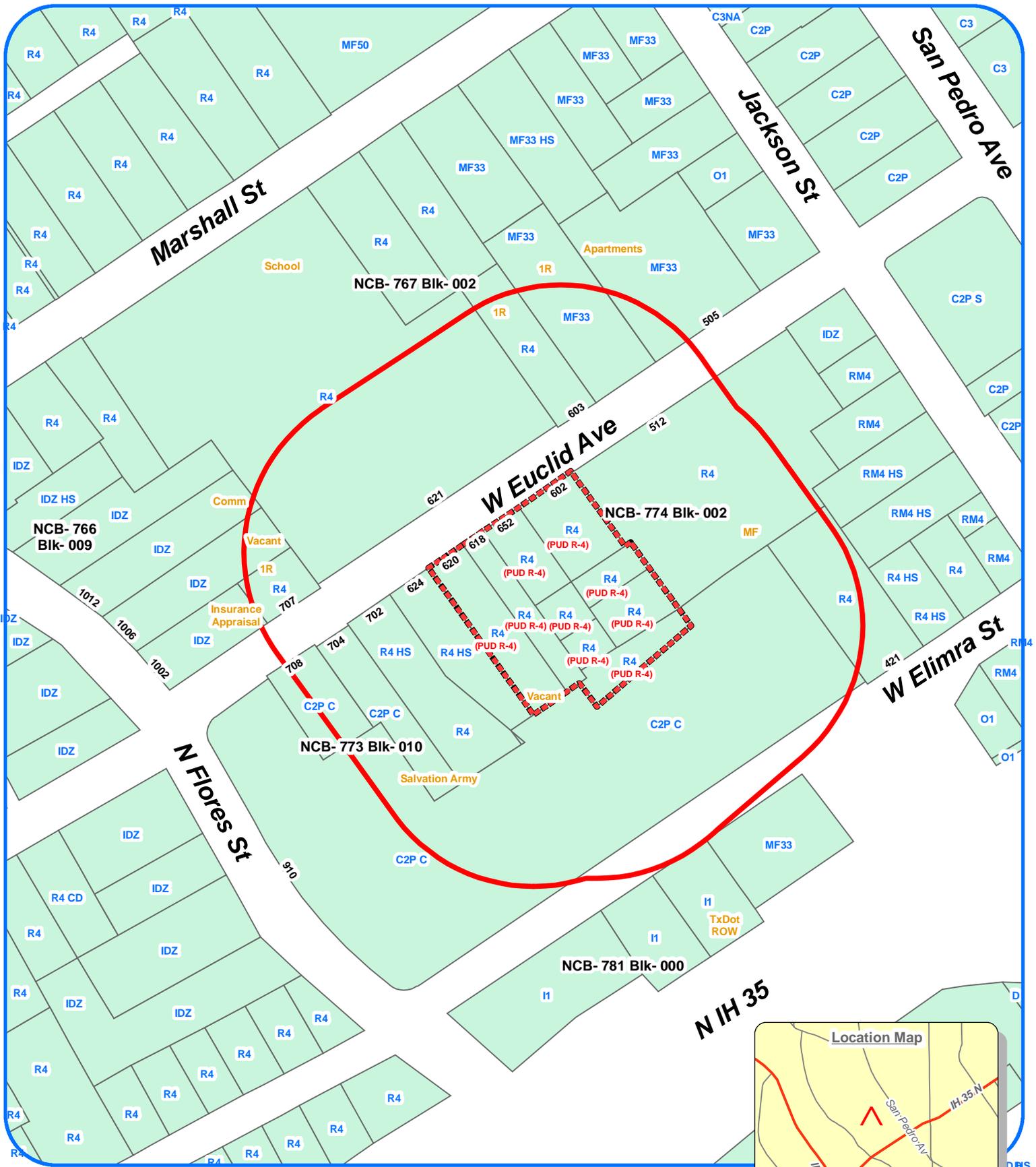
Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-1

Name:	P-1, Z-1, Z-2
Date:	09/04/2008
Time:	03:49:38 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2008198 (District 1): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District on 1.067 acres out of NCB 773 and NCB 774 located at 602, 618, 620 and 652 West Euclid Avenue; 101, 103, 104 and 106 Macon Court and 515 West Elmira Street. Staff and Zoning Commission recommend approval.
Result:	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			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x				x
Justin Rodriguez	District 7	x					
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



Zoning Case Notification Plan

Case Z2008198

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.1 Acres out of NCB 773 and 774

Legend

- Subject Property (1.1 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(6/24/2008)

Z2008198

ZONING CASE NUMBER Z2008198 (Council District 1) – July 15, 2008

A request for a change in zoning from “R-4” Residential Single-Family District to “PUD R-4” Planned Unit Development, Residential Single-Family District on 1.067 acres out of NCB 773 and NCB 774, 602, 618, 620 and 652 Euclid; 101, 103, 104 and 106 Macon; 515 Elmira. Staff recommends approval pending Plan Amendment.

This case was approved by consent.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 11 returned in favor no response from Five Points Neighborhood Association. Staff mailed 53 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Z2008198



FIELD NOTES
FOR

A 1.067 acre or 46,459 square feet more or less, tract of land, out of N.C.B. 773 and N.C.B. 774, in the City of San Antonio, Bexar County, Texas and being all of those tracts of land conveyed to San Antonio Alternative Housing Corporation of record in Volume 8939 Page 1504, Volume 10442 Page 504, Volume 10861 Page 1691, Volume 11004 Page 1953, Volume 8941 Page 1441, Volume 9648 Page 1446, and Volume 11582 Page 258, Official Public Records of Bexar County, and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

BEGINNING: At a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" on the southeast right-of-way line of Euclid Street, for the northeast corner of this tract, from which a found 3/8" iron rod at the southeast intersection of Euclid Street with Jackson Street bears N55°57'17"E a distance of 376.08 feet;

THENCE: With the northeast lines of this tract, the southwest lines of Lot 6, Block 1 Villas Del Norte a subdivision of record in Volume 9554 Page 168, Deed and Plat Records of Bexar County, Texas and with a northwest line of Lot 11, Block 10, The Salvation Army Subdivision of record in Volume 9534, Page 9, Deed and Plat Records of Bexar County, Texas, the following courses and distances:

- 1) S 33°49'56"E, at 2.2 feet passing the southwest corner of Lot 6, Block 1 and continuing for a total distance of 133.24 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner,
- 2) N55°42'30"E, a distance of 7.70 feet to a found 1/2" iron rod for an interior corner of Lot 6, Block 1 and an angle point of the tract described herein,
- 3) S34°46'28"E, a distance of 63.88 feet to a found 1/2" iron rod for the southeast corner of Lot 6, Block 1 and a westerly northwest corner of Lot 11, Block 10, for an angle point of the tract described herein, from which a found 1/2" iron rod for the northwest corner of Lot 11, Block 10 bears N55°29'13"E, a distance of 131.12 feet, and
- 4) S28°19'10"E, a distance of 23.13 feet to a found 1/2" iron rod for an interior angle point of Lot 11, Block 10 and the southeast corner of the tract described herein;

THENCE: With the southeast and south lines of this tract and the northwest and north lines of Lot 11, Block 10, the following courses and distances:

- 1) S 49°12'54"W, a distance of 74.30 feet to a found 1/2" iron rod for an angle point,

1.067 ACRES
JOB NO. 08-057

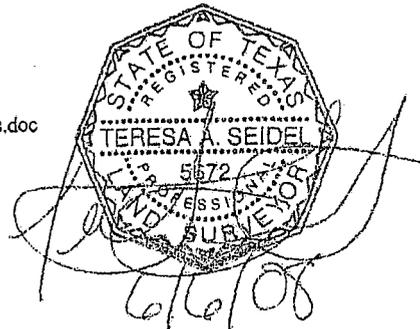
Z2008198

- 2) S46°21'27"W, a distance of 67.71 feet to a found 1/2" iron rod capped "COOK" for an interior corner of Lot 11, Block 10 and the most easterly southeast corner of the tract described herein,
- 3) N37°16'24"W, a distance of 33.97 feet to a found fence post for an interior corner of the tract described herein, and
- 4) S56°51'27"W, a distance of 69.02 feet to a found 1/2" iron rod for the southeast corner of a tract of land conveyed to The Salvation Army of record in Volume 8924, Page 297, Official Public Records of Bexar County, Texas and for the southwest corner of the tract described herein,

THENCE: N34°46'37"W, with a northeast line of the Salvation Army tract and a southwest line of this tract a distance of 205.13 feet to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the southeast right-of-way line of Euclid Street, for the northeast corner of the Salvation Army tract and the northwest corner of the tract described herein,

THENCE: N 55°57'17" E, with the southeast right-of-way line of Euclid Street and the northwest line of this tract, a distance of 208.39 feet to the **POINT OF BEGINNING** and containing 1.067 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

PREPARED BY: KFW Surveying
JOB NO.: 08-057
DATE: June 06, 2008
DOC. ID: S:\Draw 2008\08-057 Euclid\Docs\Field Notes.doc





CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-1
Council Meeting Date: 9/4/2008
RFCA Tracking No: R-3813

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 1

SUBJECT:
Zoning Case Z2008198

SUMMARY:

From "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: July 15, 2008

Applicant: Brown & Ortiz, P. C., Attorneys at Law

Owner: San Antonio Alternative Housing Corporation

Property Location: 602, 618, 620 and 652 West Euclid Avenue; 101, 103, 104 and 106 Macon Court; 515 West Elmira Street

1.067 acres out of NCB 773 and NCB 774

The south side of West Euclid Avenue at the Macon Court intersection

Proposal: To allow for the development of cottage homes

Neighborhood Association: Five Points Neighborhood Association

Neighborhood Plan: Five Points Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

ISSUE:
None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current "R-4" Residential Single Family District zoning, restricting future land use to single family detached dwellings at a maximum of 11 units per acre.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission recommend (11-0) approval.

The PUD R-4 Planned Unit Development, Residential Single-Family District is inconsistent with the Five Points Neighborhood Plan. The plan identifies future land use as Parks/Open Space and Government Institutional and an amendment to Low Density Residential land use is required. On July 9, 2008, the Planning Commission recommended approval of an amendment to Low Density Residential.

The subject property is within the original city limits, totals approximately 1.067 acres and is currently undeveloped. The subject property was zoned R-4 as part of a large area rezoning, which was approved by the City Council on April 24, 2003 (Ord. 97522.) "R-4" Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north across West Euclid Avenue is zoned "R-4" Residential Single-Family District. Property to the south is zoned "C-2 P CD" Commercial Pedestrian District with a conditional use for Emergency and Relief Services. Land uses immediately adjacent to the proposed development consist of single-family homes to the east of the subject property and vacant residences to the west. Stephen F. Austin Elementary school is located to the north across West Euclid Avenue. The Salvation Army facility is located to the south of the subject property.

The applicant has applied for PUD R-4 in order to develop cottage homes. Staff supports the request being that the requested zoning and proposed use would be compatible with the subject property location. There are mostly residential uses in this general area, including the properties surrounding Stephen F. Austin Elementary school to the north of the subject property. The existing development along W. Euclid Avenue, a local street, is primarily residential, making the requested zoning change appropriate.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008198.pdf
Location Map	Z2008198.pdf
Voting Results	
Ordinance/Supplemental Documents	200809040770.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager