

AN ORDINANCE 2008-03-06-0187

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 acre out of NCB 14709 from "R-20" Residential Single-Family District to "R-20" (CD-Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office.

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. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
- B. Allowable hours of operations shall not be permitted before 7:00 am or after 8:00 pm.
- C. One sign fifty (50) square feet in area may be permitted on the property.

SECTION 5. 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.

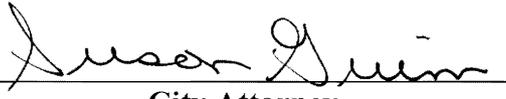
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective on March 16, 2008.

PASSED AND APPROVED this 6th day of March 2008.

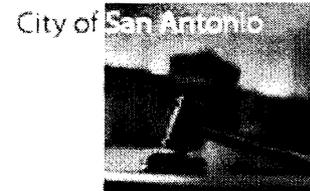

M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
Fa



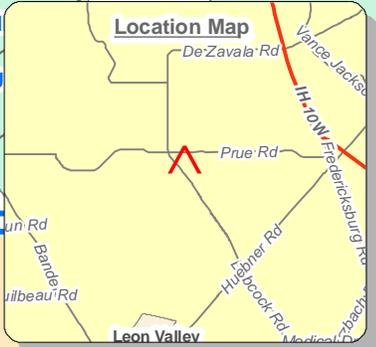
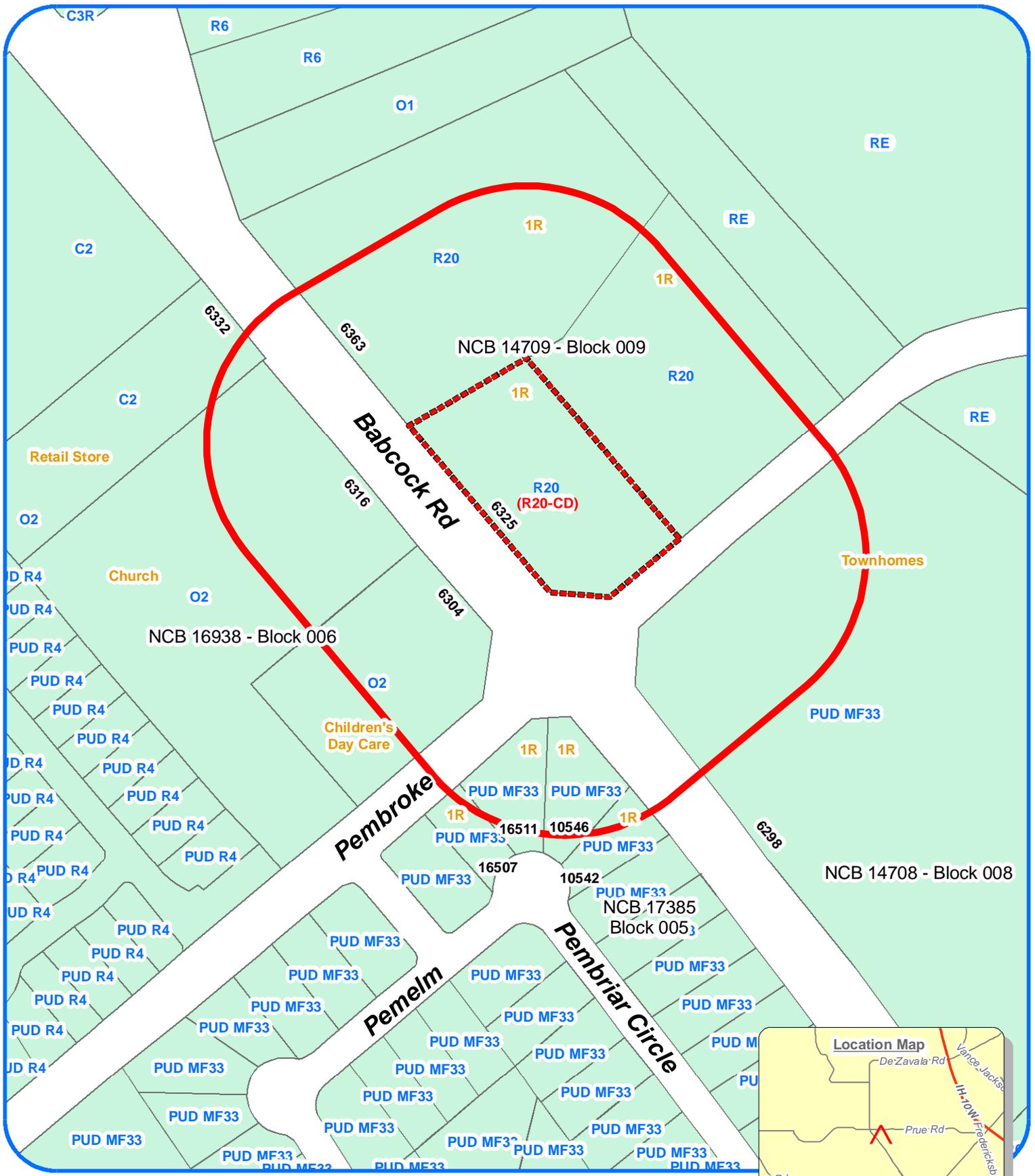
Request to
COUNCIL



Agenda Voting Results - Z-6

Name:	Z-2, Z-3, Z-4, Z-5, Z-6
Date:	03/06/2008
Time:	02:58:01 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008074 CD (District 8): An Ordinance changing the zoning district boundary from "R-20" Residential Single-Family District to "R-20" (CD- Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office on 1.00 acre out of NCB 14709, 6325 Babcock Road as requested by 6325 Babcock Road, LLC, Applicant for Reagan and Joan Smith, Owners. Staff recommends Approval. Zoning Commission recommendation pending March 4, 2008 public hearing.
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				
Jennifer V. Ramos	District 3		x			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				



Zoning Case Notification Plan

Case Z-2008-074

Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of E 1/4 of S 1/4 of Section 10, T1N, R17W, Leon Valley, Bexar County, Texas - NCB 14709 - Block 009

Legend

- Subject Property (1.00 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(02/01/2008)



72008074

January 7, 2008
Job No. 39284

1.000 Acre Tract to be Re-zoned

STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS description of a 1.000 acre tract of land situated in the corporate limits of the City of San Antonio, Bexar County, Texas and being the southwest 1.000 acre out of a 2.645 acre tract comprising of portions of Lots 1 and 2, Block 9, New City Block 14709, OAKLAND ESTATES, as shown by plat recorded in Volume 980, Page 281 A, Deed and Plat Records said County and State, conveyed unto Reagan H. Smith, etux. by warranty deed executed June 1, 1983 and recorded in Volume 2845, Page 2336, Real Property Records said County and State, in all said 1.000 acre tract being more particularly described as follows:

BEGINNING at a point at the west terminus of the cutback corner connecting the northwest right of way line of Lock Hill Road (a 60 foot wide public R.O.W.) and the northeast right of way line of Babcock Road (an 80 foot wide public R.O.W.) same being at an interior corner of a 0.095 acre tract conveyed unto Bexar County by warranty deed executed March 28, 1958 and recorded in Volume 4137, Page 631, Deed Records of said County and State for the POINT OF BEGINNING of this tract.

THENCE, along said northeast right of way line and with the northeast line of said 0.095 acre tract North 40° 11' West, 252.10 feet more or less to a point at the south corner of a 2.378 acre tract conveyed unto Dan Son Giang, etux. by warranty deed executed February 2, 2000 and recorded in Volume 8301, Page 1965 said Real Property Records, for the west corner of this tract.

THENCE, along the common northwest line of said 2.645 acre tract and the southeast line of said 2.378 acre tract, North 60° 05' East, 157.88 feet more or less to a point for the north corner of this tract.

THENCE, across said 2.645 acre tract, parallel with the northeast right of way line of said Babcock Road, South 40° 11' East, 274.78 feet more or less to a point on the northwest right of way line of said Lock Hill Road for the east corner of this tract.

THENCE, along said Northwest right of way line, South 50° 07' West, 105.35 feet more or less to a point at the east corner of said 0.095 acre tract for an exterior corner of this tract, same being at the easterly terminus of said cut back corner.

THENCE, North 85° 02' West, 70.90 feet more or less to the POINT OF BEGINNING.

EXHIBIT A

22008074

CONTAINING in all, 1.000 acre or 43,560 square feet of land.

This description is prepared based upon record information for political subdivision purposes and not surveyed on the ground.



A handwritten signature in cursive script that reads "D. E. Snell".

Daniel E. Snell, R.P.L.S. No. 4612

Affidavit of Publisher

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

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: 1.00 ACRE OUT OF NCB 14709 TO WIT: FROM "R-20" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-20" (CD-PROFESSIONAL OFFICE) RESIDENTIAL SINGLE-FAMILY DISTRICT WITH A CONDITIONAL USE FOR A PROFESSIONAL OFFICE PROVIDED ALL CONDITIONS IMPOSED BY THE CITY COUNCIL ARE ADHERED TO. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
3/12

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being 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 An Ordinance 2008-03-06-0187 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/12/2008.

Helen I. Lutz

Sworn to and subscribed before me this 12th day of of March, 2008.

Martha L. Machuca

