

AN ORDINANCE 2007-01-04-0026

**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 Lot 7 and the East 10 feet of Lot 6, Block 1, NCB 11900 from "R-5" Residential Single-Family District to "C-1" Light Commercial 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 4<sup>th</sup> 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:** Consent Zoning Items 3,4,6,8,9,13,14,15,16,18,19,22,25,26,30,31,35

**Date:** 01/04/07

**Time:** 02:23:02 PM

**Vote Type:** Multiple selection

**Description:**

<b>Voter</b>	<b>Group</b>	<b>Status</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
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

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 7 and East 10 Feet of 6, Block 1, NCB 11900. TO WIT: From "R-5" Residential Single Family District to "C-1" Commercial District. THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00.

Before me, the undersigned authority, on this day personally appeared Helen I. Lul 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 2007-01-04-0026 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/10/2007.

*Helen I. Lul*

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

*Martha L. Machuca*



**Z2007001**

**ZONING CASE NUMBER Z2007001 (Council District 2)** – November 7, 2006

The request of Arnolando Uribe, Applicant, for Arnolando Uribe, Owner(s), for a change in zoning from “R-5” Residential Single Family District to “C-1” Commercial District on Lot 7 and east 10 feet of 6, Block 1, NCB 11900, 4462 Walzem Road. Staff recommended approval.

Arnolando Uribe, owner, proposing a day care center.

**COMMISSION ACTION**

The motion was made by Commissioner Marshall and seconded by Commissioner Briones to recommend approval.

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Briones, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

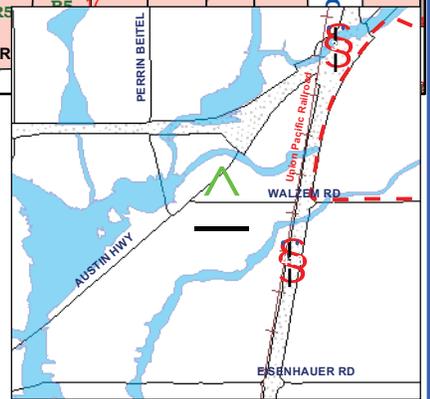
# ZONING CASE: Z2007-001

City Council District No. 2  
 Requested Zoning Change  
 From "R-5"  
 To "C-1"  
 Date: January 4, 2007  
 Scale: 1" = 200'

[Grey Box] Subject Property  
 [Red Dashed Circle] 200' Notification



Nov\_7\_2006





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

Agenda Item # Z-9  
Council Meeting Date: 1/4/2007  
RFCAs Tracking No: R-853

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

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

**SUBJECT:**  
Zoning Case Z2007001

**SUMMARY:**

From "R-5" Residential Single Family District to "C-1" Commercial District.

**BACKGROUND INFORMATION:**

**Zoning Commission Meeting Date:** November 7, 2006  
**Applicant:** Arnoldo Uribe  
**Owner:** Arnoldo Uribe  
**Property Location:** 4462 Walzem Road  
Lot 7 and East 10 Feet of 6, Block 1, NCB 11900  
Walzem Road, East of Austin Highway  
**Proposal:** To allow for a day care center  
**Neighborhood Association:** None  
**Neighborhood Plan:** None  
**TIA Statement:** A Traffic Impact Analysis is not required.

**ISSUE:**  
None.

**ALTERNATIVES:**  
A Denial of the request will not allow the proposed use.

**FISCAL IMPACT:**  
None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**  
Staff and Zoning Commission (10-0) recommend Approval.

Subject property consists of a single-family residential dwelling located on Walzem Road. The property is adjacent to R-6 residential zoning to the south, C-3 commercial zoning to the north, C-2 commercial zoning to the west and O-1 office zoning to the east. The surrounding land uses consists of vacant property to the north, single-family residential dwellings to the south, commercial facilities to the west and east.

The applicant is requesting a rezoning in order to allow for a day care center. The subject property is located with access to major thoroughfares, Austin Highway (a Primary Arterial "Type A" street) to the west and Walzem Road (a Secondary "Type A" street) to the north. The C-1 General Commercial District for a day care center is appropriate at this location considering the adjacent zoning classifications and land uses on the adjoining tracts.

The C-1 Light Commercial District accommodates neighborhood commercial uses, which depend on a greater volume of vehicular traffic than NC district uses. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. C-1 districts require a maximum building size of no more than 5,000 square feet. Other C-1 provisions are as follows: No outdoor storage or display of goods shall be permitted except for outdoor dining, parking shall be located in the rear of the principal use or principal building and buildings shall contain ground level fenestration which conform to the commercial design standards.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Location Map</a>	Z2007-001.pdf
<a href="#">Zoning Commission Minutes</a>	Z2007001.pdf
<a href="#">Ordinance/Supplemental Documents</a>	200701040026.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director (Interim) Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

Jelynne Burley Deputy City Manager

