

AN ORDINANCE 2008-09-18-0845

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 on the north 60 feet of Lot 1, Block 7, NCB 15509 from "R-6" Residential Single-Family District to "MF-33" 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 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**

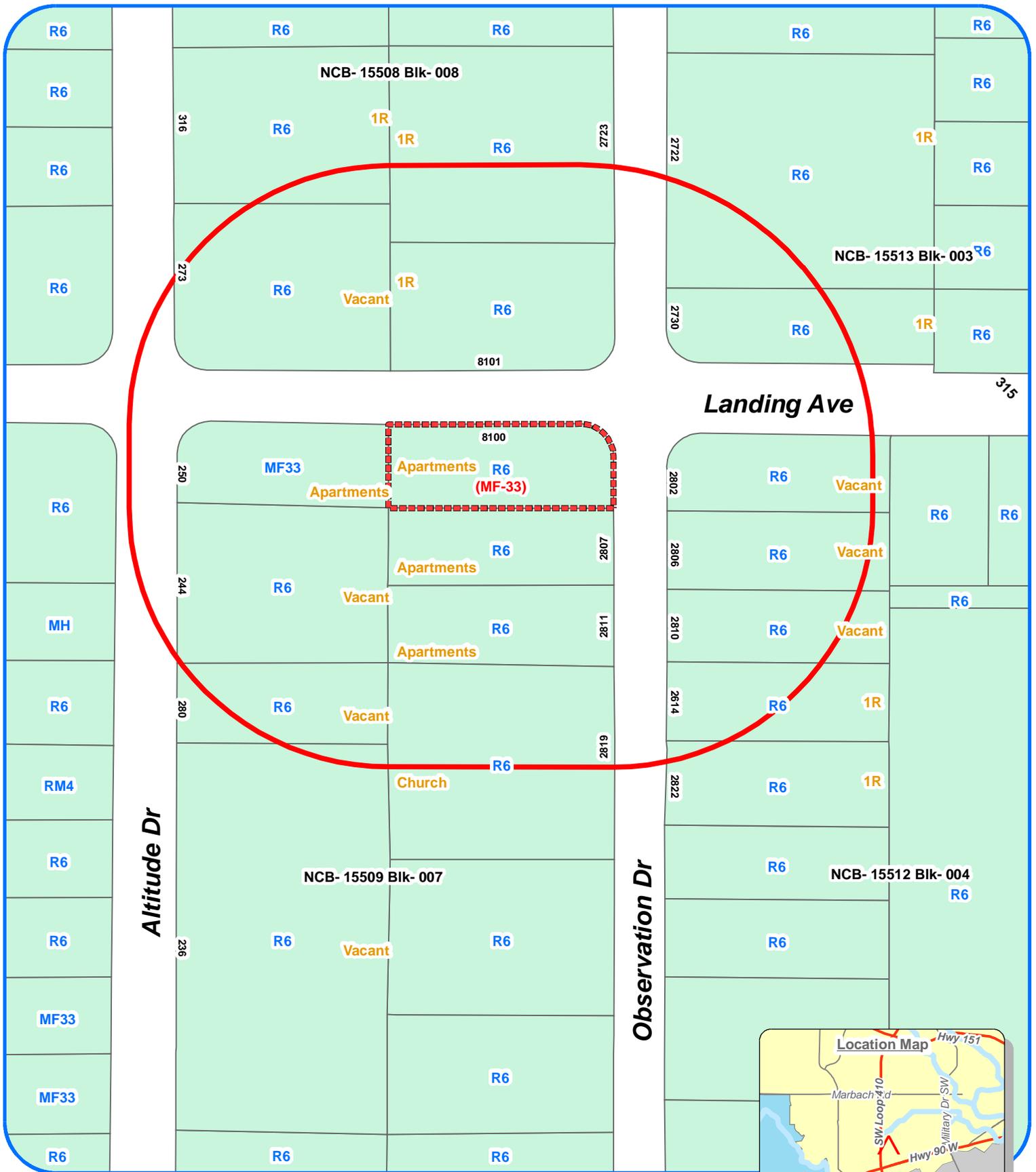
City of San Antonio



Agenda Voting Results - Z-7

Name:	Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-9, Z-10, Z-12, P-1, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-25, Z-29, Z-30, Z-33, Z-34
Date:	09/18/2008
Time:	02:35:17 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008215 (District 4): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on the north 60 feet of Lot 1, Block 7, NCB 15509 located at 8100 Landing Avenue. 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				
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				x



Zoning Case Notification Plan

Case Z-2008-215

Council District 4

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot N 60 BIK: 007 NCB: 15509

Legend

- Subject Property (0.2231 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(7/24/2008)

Z2008215

ZONING CASE NUMBER Z2008215 (Council District 4) – August 5, 2008

A request for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi Family District on north 60 feet of Lot 1, Block 7, NCB 15509, 8100 Landing Avenue. Staff recommends approval.

This case was approved by consent

Staff stated there were 20 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 Gadberry and seconded by Commissioner Robbins to recommend approval.

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

NAY: None

THE MOTION CARRIED



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-7
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3777

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 4

SUBJECT:
Zoning Case Z2008215

SUMMARY:

From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 05, 2008

Applicant: Tom Ozgo

Owner: Van T Wong

Property Location: 8100 Landing Avenue

The north 60 feet of Lot 1, Block 7, NCB 15509

On the southwest corner of Landing Avenue and Observation Drive

Proposal: To make the zoning consistent with the existing use

Neighborhood Association: Lackland Terrace Neighborhood Association

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 "R-6"

Residential Single Family District zoning, restricting future land use to single family detached dwellings at a maximum of 7 units per acre, and the continuation of a non-conforming use for the existing multi-family dwelling.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval.

The subject property is located on the City's west side. This property is situated at the southwest corner of the the Landing Avenue and Observation Drive intersection. The subject property consists of a two story multi-family structure with 8 units. The property's current "R-6" single-family residential zoning district converted from "R-1" zoning district with the adoption of the UDC's current zoning classifications in 2001. Properties to the south and to the west are occupied by similar multi-family uses and are zoned "R-6" and "MF-33". Properties to the north and northeast are zoned "R-6" and consist of single-family residences. Property to the east is also zoned "R-6" but is vacant. This property is within Lackland Terrace Neighborhood Association.

The applicant wants to bring this existing building into conformity with the zoning. It appears that the existing structure was built before the annexation of this area on December 26, 1972. There are other multi-family uses in the area and the Loop 410 Access Road is only a block and a half away (approximately 600 linear feet) from this property. The requested "MF-33" zoning is appropriate for this location. Multi-Family Residential uses should be located near supporting transportation and commercial facilities in a centrally located area or in an area where medium density multi-family use is desired.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008215.pdf
Zoning Commission Minutes	Z2008215.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180845.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager