

AN ORDINANCE 2008-06-19-0627

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 1, Block 2, NCB 17637 from "R-6" Residential Single-Family District to "O-1" Office 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.

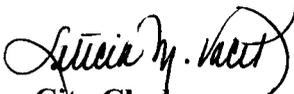
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

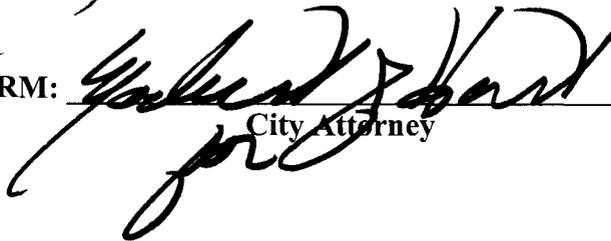
SECTION 4. This ordinance shall become effective on June 29, 2008.

PASSED AND APPROVED this 19th day of June 2008.



**M A Y O R
PHIL HARDBERGER**

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney



Request for
**COUNCIL
ACTION**

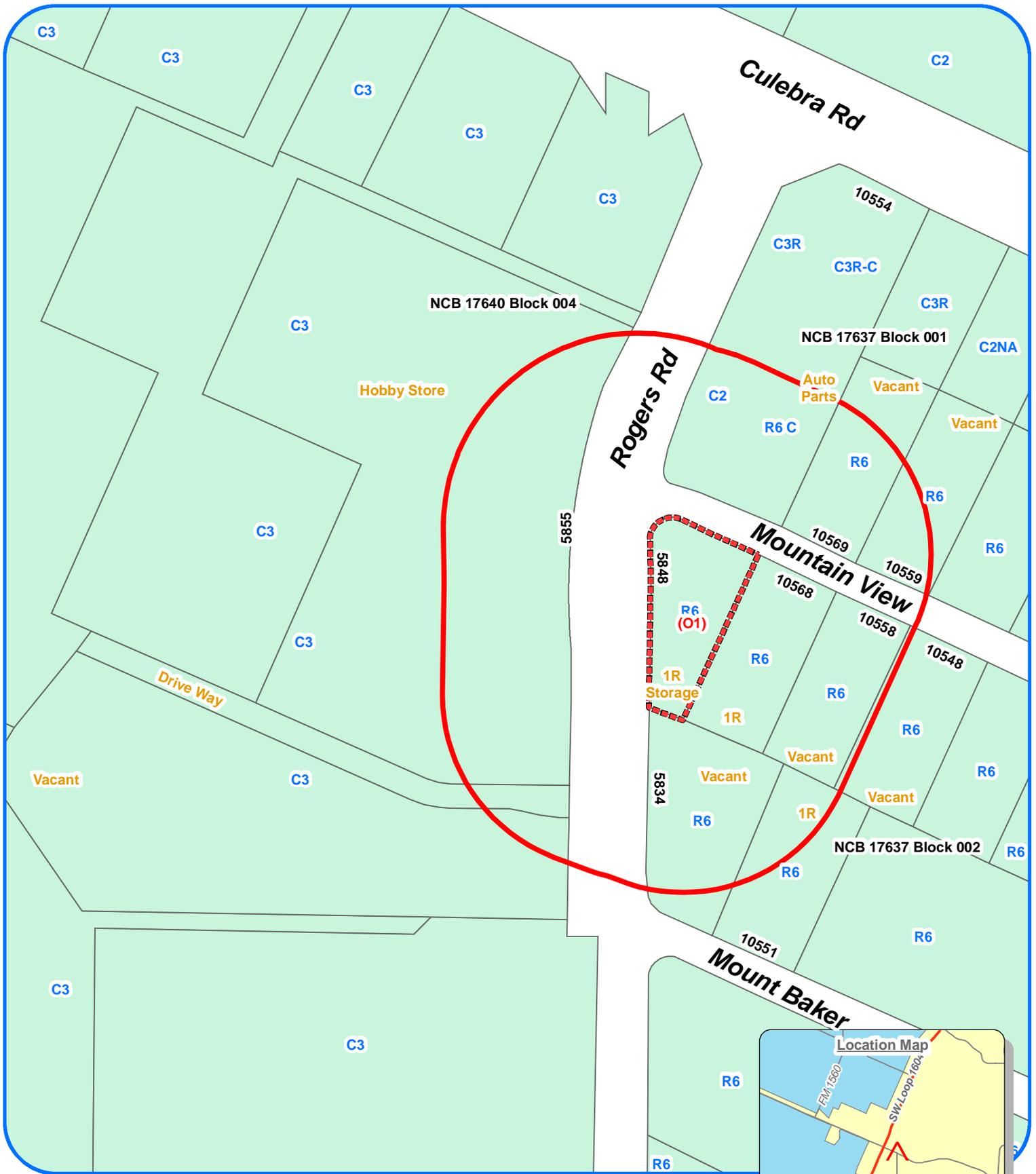
City of San Antonio



Agenda Voting Results - Z-10

Name:	Z-3, Z-4, P-1, Z-5, Z-6, Z-7, Z-10, Z-11, Z-13, Z-18
Date:	06/19/2008
Time:	05:29:34 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008153 (District 6): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "O-1" Office District on Lot 1, Block 2, NCB 17637, 5848 Rogers Road as requested by Sanjay Kumar, Applicant for Sanjay Kumar and Nishi Thakur, Owners. 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				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				
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-2008-153

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 1
Block 002 NCB 17637

Legend

- Subject Property (0.4094 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/8/2008)

Z2008153

ZONING CASE NUMBER Z2008153 (Council District 6) – May 20, 2008

The request of Sanjay Kumar, Applicant, for Sanjay Kumar and Nishi Thakur, Owner(s), for a change in zoning from ‘R-6’ Residential Single-Family District to “O-1” Office District on Lot 1, Block 2, NCB 17637, 5848 Rogers Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

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, Martinez,
R. Valadez, Gray**

NAY: None

THE MOTION CARRIED



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

Agenda Item # Z-10
Council Meeting Date: 6/19/2008
RFCA Tracking No: R-3491

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 6

SUBJECT:
Zoning Case Z2008153

SUMMARY:
From "R-6" Residential Single-Family District to "O-1" Office District.

BACKGROUND INFORMATION:
Zoning Commission Meeting: May 20, 2008

Applicant: Sanjay Kumar
Owner: Sanjay Kumar and Nishi Thakur

Property Location: 5848 Rogers Road

Lot 1, Block 2, NCB 17637

The southeast corner of Rogers Road and Mountain View Drive

Proposal: To allow a health care facility

Neighborhood Association: Mountain View Acres Neighborhood Coalition

Neighborhood Plan: None

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

ISSUE:
None.

ALTERNATIVES:
Denial of this zoning request would result in the subject property retaining its "R-6" base zone, prohibiting the proposed office use.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

The subject property, located just south of Culebra Road at the southeast corner of Rogers Road and Mountain View, consists of approximately 0.4094 acres. The property was annexed in December 1996, per ordinance 85089. The existing residence, measuring approximately 1,742 square feet, was built in 1990. There is also a large storage shed on the property that the previous owners used for their business of storing portable cooling units. The new property owner has a short-term agreement to allow the previous owner's continued use of the storage space. Upon annexation, the subject property was zoned "TempR-1" Temporary Single Family Residence District. The original zoning converted to "R-6" Residential Single-Family District in 2002, following the adoption of the Unified Development Code. Surrounding zoning includes "R-6" to the east and south of the subject property. "C-3" General Commercial District exists to the west, with a mix of "C-2" Commercial District and "C-3" with "-NA" Nonalcoholic Sales and "-R" Restrictive Alcoholic Sales existing to the north and northeast along Culebra Road. Surrounding land uses include commercial development to the west and north, including a grocery store, hobby/craft store, bank, and auto-part retail. The abutting property to the east is a single-family residence. While there are a few other single-family homes in the vicinity, most of the residentially-zoned properties are undeveloped. Additional undeveloped land (zoned "C-3") is located to the southwest of the subject property.

The applicant requests "O-1" Office District to allow a doctor's office on the subject property. Rogers Road is identified as a Secondary Arterial "Type A" in the City's Major Thoroughfare Plan. Staff finds the request to be appropriate as the "O-1" district would provide a buffer between the residentially zoned properties to the east and the arterial road and intense commercial zoning to the west. The applicant is aware that, if he intends to use the existing structure, it would have to be brought into compliance with Commercial Code; and that the existing commercial storage use should be discontinued, as it is not allowed in either the current or requested zoning.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008153.pdf
Location Map	Z2008153.pdf
Voting Results	
Ordinance/Supplemental Documents	200806190627.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager