

AN ORDINANCE 2008-11-06-1009

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 of Lot 18, Block 5, NCB 11969 from "R-4" Residential Single Family District to "C-2 NA" Commercial District, Nonalcoholic Sales.

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 November 16, 2008.

PASSED AND APPROVED this 6th day of November 2008.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
For

Agenda Item:	Z-10 (in consent vote: Z-1, Z-3, Z-4, Z-9, Z-10, P-1, Z-11)						
Date:	11/20/2008						
Time:	05:41:43 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2008266 S (District 1): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Wireless Communication System on 0.0198 acres out of NCB 11684 located at 3723 West Avenue . Staff recommends denial. Zoning Commission recommends 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				x
John G. Clamp	District 10		x				



Zoning Case Notification Plan

Case Z2008265

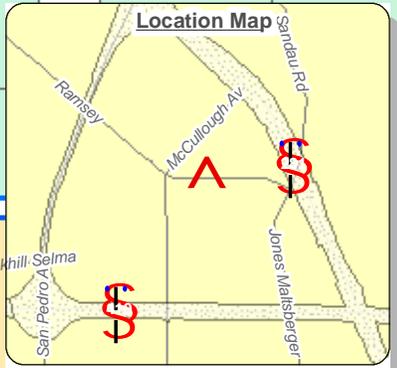
Council District 9

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 18, Block 5, NCB 11969

Legend

- Subject Property (0.51 acres)
- 200' Notification Buffer
- Current Zoning R4
- Requested Zoning Change (C2NA)
- 100-Year FEMA Floodplain



City of San Antonio
 Planning - Development Services Dept.
 09/22/2008
 D. E. Castillo

Z2008265

ZONING CASE NUMBER Z2008265 (Council District 9) – October 7, 2008

A request for a change in zoning from ‘R-4’ Residential Single Family District to ‘C-2NA’ Commercial Nonalcoholic Sales District on Lot 18, Block 5, NCB 11969, 418 East Ramsey Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Crownhill Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-10
Council Meeting Date: 11/6/2008
RFCA Tracking No: R-4061

DEPARTMENT: Planning & Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 9

SUBJECT:
Zoning Case Z2008265

SUMMARY:

From "R-4" Residential Single Family District to "C-2NA" Commercial District, Nonalcoholic Sales.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: October 07, 2008

Applicant: Ramsey Road Partnership

Owner: Ramsey Road Partnership

Property Location: 418 East Ramsey Road

Lot 18, Block 5, NCB 11969

On the south side of East Ramsey, between Plymouth and McCullough Avenue.

Proposal: To bring an existing parking lot into compliance.

Neighborhood Association: Crownhill Park Neighborhood Association is within 200 feet.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required for a parking lot.

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 (10-0) recommend approval.

The subject property is located on the south side of East Ramsey, between Plymouth and McCullough

Avenue; and is approximately 0.52 acres in size. Due to the proximity of the subject property to the San

Antonio International Airport, this application was reviewed by the Aviation Department. The subject property is outside of the noise contours, and the requested "C-2 NA" zoning district is compatible with Federal Aviation Regulation Part 150.

A portion of the subject property is currently used as a paved parking lot. The remaining area is unpaved and undeveloped. The property was annexed in 1952, per ordinance 18115. The subject property was originally zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-4" Residential Single-Family District. Zoning to the west of the subject property includes "C-1" Light Commercial District, "C-2NA" Commercial Nonalcoholic Sales District and "C-3NA" General Commercial Nonalcoholic Sales District. Along the north side of East Ramsey, zoning includes "R-5" Residential Single-Family District, "C-2" Commercial District, "C-3R" Restrictive Commercial District, "C-3" General Commercial District, and "I-1" General Industrial District. Other surrounding zoning includes "R-4" Residential Single-Family District, "C-1", "C-3R" and "C-3" to the east; with "R-4" to the south of the subject property. Surrounding land uses include vacant land and office buildings to the west; offices, a paper supply company, a restaurant and parking to the north and northwest; offices to the east and northeast; with single-family homes to the south.

The applicant has requested a zoning change to bring the existing parking lot into compliance. Staff finds the request to be appropriate given the pattern of development along East Ramsey. The subject property is the last residentially-zoned lot facing East Ramsey from the south. Although one other residentially-zoned lot exists on the north side of Ramsey, the property is currently used as a law office. Rezoning the subject property would not remove housing stock from the neighborhood, as the parcel has been paved and used as a parking lot for a number of years. Due to the surrounding office and commercial uses, the subject property is not likely to be developed residentially. Furthermore, the current residential zoning of the subject property imposes landscape buffer requirements that impede the development of abutting commercial properties. Staff also finds the request to be appropriate because the residential neighborhood to the south of the subject property is well-insulated from commercial development along East Ramsey: vehicle access from Ramsey to the neighborhood is restricted by road-blocks on Plymouth, McCullough Avenue, and Contessa Drive. Should the requested zoning change be approved, a "Type B" 15-foot landscape buffer will be required where the subject property abuts residential zoning or uses.

ATTACHMENT(S):

File Description

[Location Map](#)

File Name

Z2008265.pdf

[Zoning Commission Minutes](#)

Z2008265.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200811061009.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager