

AN ORDINANCE 2008-09-18-0868

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 the south 142.5 feet of Lot 3, Block 2, NCB 3027 from "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA IDZ" General Commercial District, Nonalcoholic Sales Infill Development Zone.

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**

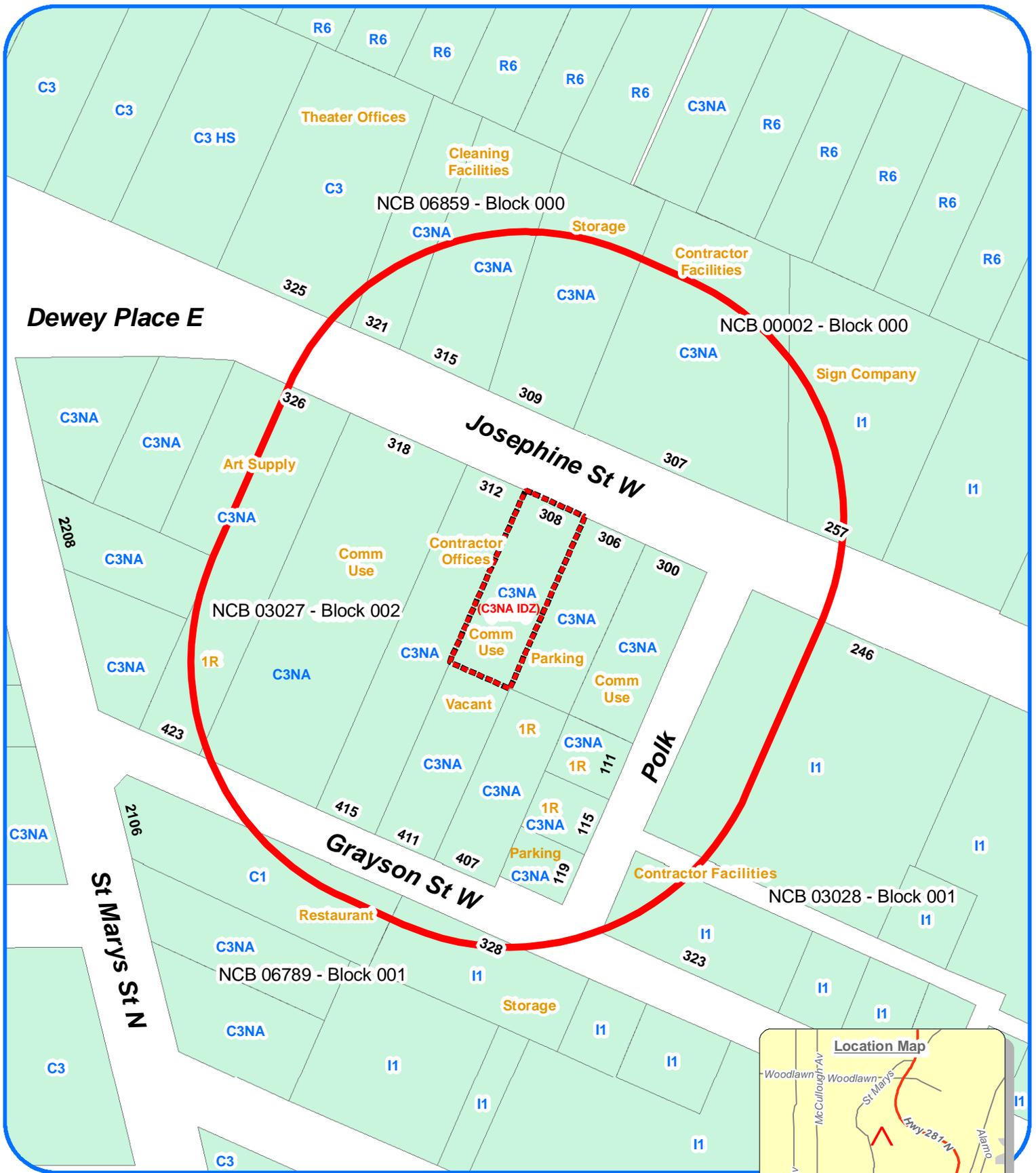
City of San Antonio



Agenda Voting Results - Z-34

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 # Z2008223 (District 1): An Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA IDZ" General Commercial District, Nonalcoholic Sales Infill Development Zone on the south 142.5 feet of Lot 3, Block 2, NCB 3027 located at 308 West Josephine Street. 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 Z2008223

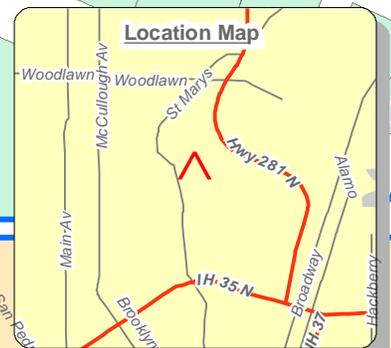
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): S 142.5 ft of Lot 3 - NCB 03027 - Block 002

Legend

- Subject Property (0.163 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(07/24/2008)

Z2008223

ZONING CASE NUMBER Z2008223 (Council District 1) – August 5, 2008

A request for a change in zoning from “C-3NA” General Commercial District, Nonalcoholic Sales to “C-3NA IDZ” General Commercial Nonalcoholic Sales, Infill Development Zone Overlay District on south 142.5 feet of Lot 3, Block 2, NCB 3027, 308 W. Josephine. Staff recommends approval.

This case was approved by consent.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the Tobin Hill Neighborhood Association. Staff mailed 26 notices to the planning team.

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-34
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3771

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 1

SUBJECT:
Zoning Case Z2008223

SUMMARY:

From "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3NA IDZ" General Commercial District, Nonalcoholic Sales Infill Development Zone.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 05, 2008

Applicant: Ron Nolte

Owner: Grinnell Family Partnership

Property Location: 308 West Josephine Street

The south 142.5 feet of Lot 3, Block 2, NCB 3027

On the south side of West Josephine Street, between Polk and North St. Mary's Street

Proposal: To allow an office

Neighborhood Association: Tobin Hill Neighborhood Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required for "IDZ" zoning.

ISSUE:
None.

ALTERNATIVES:

A denial of this zoning request would result in the subject property retaining the current zoning classification of "C-3 NA" General Commercial District, Nonalcoholic Sales.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

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

Since the base zone is not changing, a finding of consistency is not required. The Tobin Hill Neighborhood Plan identifies future land use for the subject property as Low Density Mixed Use.

The subject property consists of approximately 0.163 acres located on the south side of West Josephine Street between North St. Mary's and Polk. The existing commercial building measures approximately 3,500 square feet, and was built in 1950. The building was constructed along the front and both side property lines, thus limiting access to the property. The property is only accessible through an access easement on 306 West Josephine. The subject property was originally zoned "J" Commercial District. In a 1995 zoning case, the property was rezoned to "B-3NA" Business District, Nonalcoholic Sales, which converted to "C-3NA" General Commercial District, Nonalcoholic Sales upon the adoption of the 2001 Unified Development Code. The subject property is surrounded by "C-3NA"; other zoning in the vicinity includes "I-1" General Industrial District to the south, east, and northeast; and "R-6" Residential Single-Family District to the north. Surrounding land uses include rug sales/cleaning and a historic theater to the north; an equipment company to the north, south, and east; parking, single-family residential homes, and a photo lab to the east; with an electric-supply shop and vacant commercial to the west.

The applicant requests "C-3 NA IDZ" General Commercial District, Nonalcoholic Sales Infill Development Zone. Staff finds the request to be appropriate given the three-side zero lot-line design of the building and the limited access to and parking on the site. "IDZ" districts are intended to provide flexible standards for the development and reuse of underutilized parcels, through relaxed on-site parking requirements and by utilizing common parking areas.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008223.pdf
Zoning Commission Minutes	Z2008223.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180868.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager