

AN ORDINANCE 2007-01-04-0038

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 P-25, NCB 17973 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.

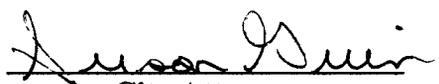
SECTION 4. This Ordinance shall become effective on January 14, 2007.

PASSED AND APPROVED this 4th day of January 2007.


M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
for

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:

Voter	Group	Status	Yes	No	Abstain
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			

AMENDING CHAPTER 35
OF THE CITY CODE THAT
CONSTITUTES THE COM-
PREHENSIVE ZONING ORDI-
NANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE
CLASSIFICATION AND RE-
ZONING OF CERTAIN PROP-
ERTY DESCRIBED HEREIN
AS: P-25, NCB 17973, TO WIT:
From "R-6" Residential Single
Family District to "O-1" Office
District. "THE PENALTY FOR
VIOLATION IS A FINE NOT TO
EXCEED \$1,000.00".
1/10

Affidavit of Publisher

STATE OF TEXAS

COUNTY OF BEXAR

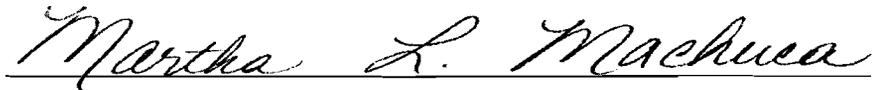
S.A. - CITY CLERK

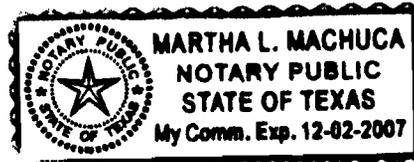
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-01-04-0038 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/10/2007.



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





Z2007010

ZONING CASE NUMBER Z2007010 (Council District 7) – November 7, 2006

The request of Dye Enterprises, Applicant, for Harold & Darlene Langfeld, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “O-1” Office District on P-25, NCB 17973, 7607 Eckhert Road. Staff recommended approval.

Scott Dye, representative, proposes to develop a professional office.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Gadberry to find consistent with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, Martinez, Briones, Gray

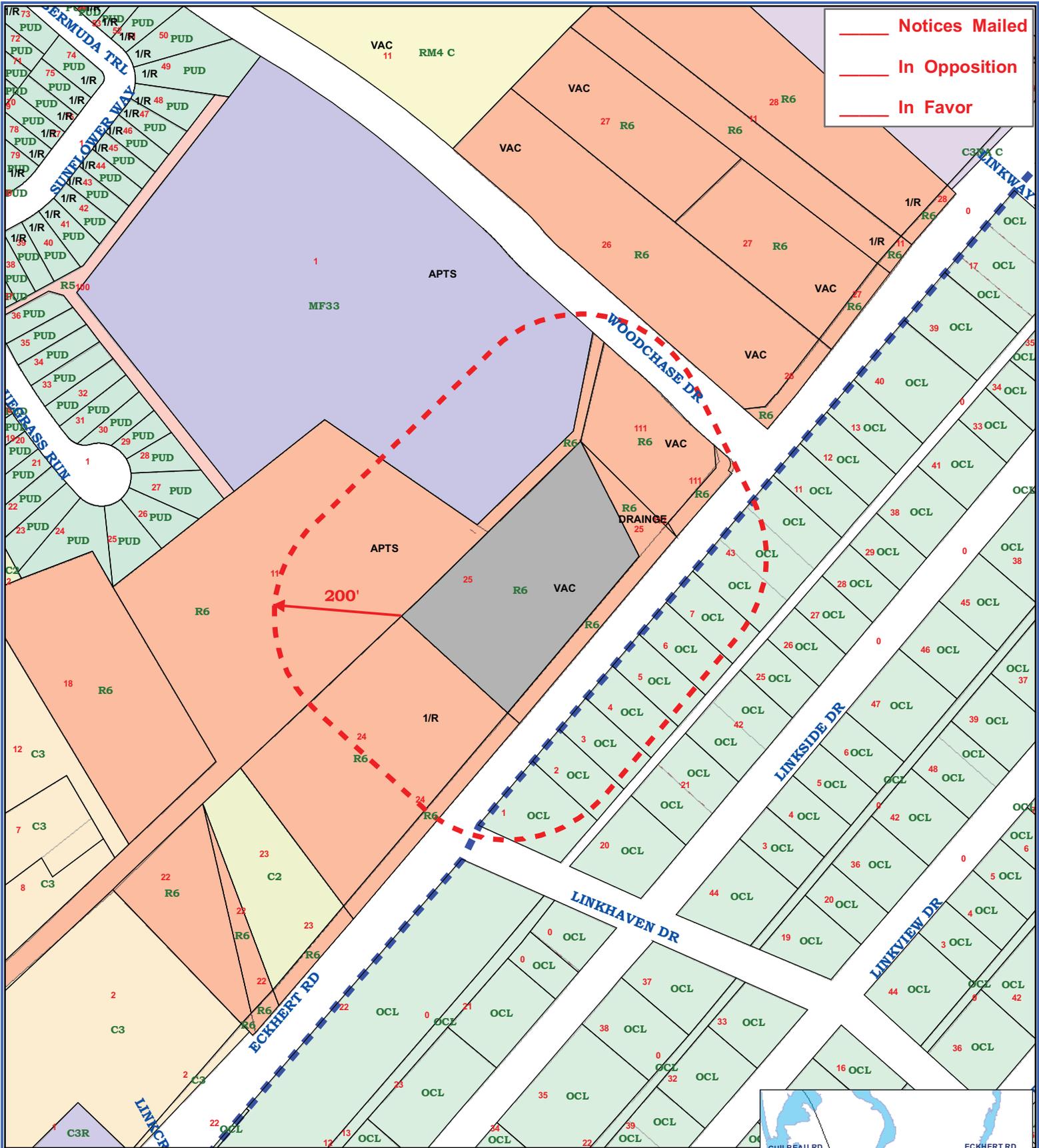
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



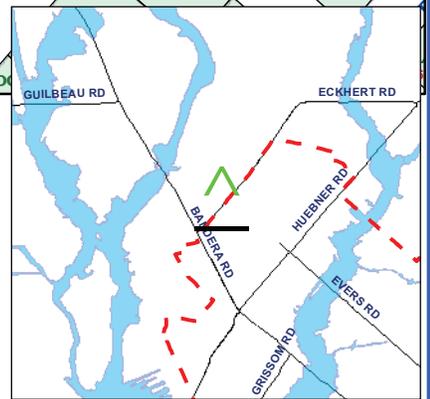
ZONING CASE: Z2007-010

City Council District No. 7
 Requested Zoning Change
 From "R-6"
 To "O-1"
 Date: January 4, 2007
 Scale: 1" = 200'

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



C:\Nov_7_2006





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

Agenda Item # Z-25
Council Meeting Date: 1/4/2007
RFCAs Tracking No: R-852

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 7

SUBJECT:
Zoning Case Z2007010

SUMMARY:

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

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: November 7, 2006

Applicant: Dye Enterprises

Owner: Harold & Darlene Langfeld

Property Location: 7607 Eckhert Road
P-25, NCB 17973
Eckhert Road, East of Bandera Road

Proposal: To develop professional offices

Neighborhood Association: None

Neighborhood Plan: Huebner/Leon Creeks Community Plan

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 (8-0) recommend Approval.

Subject property consists of vacant land located on Eckhert Road. The property is adjacent to R-6 residential zoning to the north, east, and west and Leon Valley to the south. The surrounding land uses consist of a drainage easement and vacant land to the east, Leon Valley to the south, apartment complexes to the north and a single-family residence to the west.

The O-1 Office District would be appropriate and compatible at this location. The requested zoning will not adversely affect the surrounding area nor will the subject property suffer any detrimental effects as a result of the rezoning.

The applicant is requesting a rezoning change in order to allow for the development of a professional office. The O-1 Office Districts restrict uses primarily to offices and ancillary uses which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. These districts also provide for the establishment of low to mid-rise office buildings.

Buildings in an O-1 district are restricted to 10,000 square feet for individual buildings. Other O-1 provisions are as follows: The outdoor display or sale of merchandise is prohibited, and parking shall be located to the rear of the principal use or principal building, provided that up to two rows of parking may be located to the front, or to the side abutting a residential use, of the principal use or principal building.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2007-010.pdf
Zoning Commission Minutes	Z2007010.pdf
Ordinance/Supplemental Documents	200701040038.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director (Interim) Development Services

APPROVED FOR COUNCIL CONSIDERATION:

Jelynn Burley Deputy City Manager

