

AN ORDINANCE 2008-12-04-1129

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:

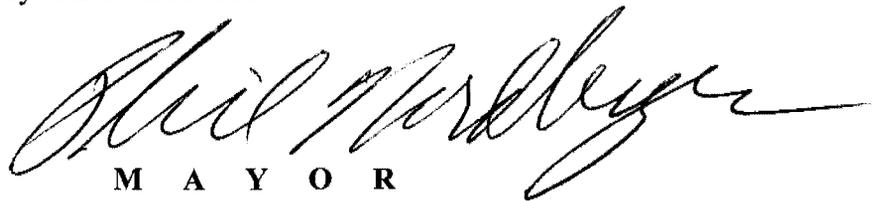
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 4, NCB 9485 from "I-1" General Industrial District to "C-3NA" General Commercial District, Nonalcoholic Sales.

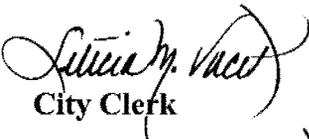
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

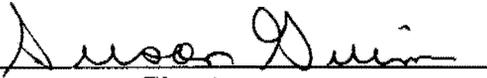
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective December 14, 2008.

PASSED AND APPROVED this 4th day of December 2008.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney



Request for
**COUNCIL
ACTION**

City of San Antonio



Agenda Voting Results - Z-15

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| Name: | P-1, P-2, P-3, Z-2, Z-3, Z-9, Z-11, Z-12, P-5, P-6, Z-15, Z-17 |
| Date: | 12/04/2008 |
| Time: | 05:10:07 PM |
| Vote Type: | Motion to Approve |
| Description: | ZONING CASE # Z2009013 (District 3): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-3NA" General Commercial District, Nonalcoholic Sales on Lot 4, NCB 9485 located at 6700 South Flores Street. Staff recommends approval. Zoning Commission recommendation pending the December 2, 2008 public hearing. |
| 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 Z2009-013

Council District 3

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 4, NCB 9485, Blk 0

Legend

- Subject Property (0.7830 acres)
- 200' Notification Buffer
- Current Zoning I1
- Requested Zoning Change (C3NA)
- 100-Year FEMA Floodplain



Z2009013

This case is scheduled for consideration by Zoning Commission on December 2, 2008 therefore no minutes are available at this time.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-15
Council Meeting Date: 12/4/2008
RFCA Tracking No: R-4209

DEPARTMENT: Planning & Development
Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 3

SUBJECT:
Zoning Case Z2009013

SUMMARY:

From "I-1" General Industrial District to "C-3NA" General Commercial District,
Nonalcoholic Sales.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: December 02, 2008

Applicant: Scott Farrimond

Owner: 6700 S. Flores, L.L.C.

Property Location: 6700 South Flores Street

Lot 4, NCB 9485

Southeast corner of South Flores Street and Southeast Military Drive.

Proposal: To allow a Bank.

Neighborhood Association: Mission San Jose Neighborhood Appearance & Safety
Committee is within 200 feet.

Neighborhood Plan: None

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

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing industrial zoning
district, limiting future land use to those of an industrial nature and prohibiting the

proposed bank.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the December 2, 2008 public hearing.

The subject property was annexed in 1947 and totals approximately 0.7830 acres. There is an existing commercial structure on the subject property that measures approximately 7020 square feet and was constructed in 1993. Upon adoption of the 2001 Unified Development Code, the existing "I-1" General Industrial District converted from the previous "J" Commercial District. "I-1" General Industrial District zoning currently exists to the south and east of the subject property. Properties to the north and west across Southeast Military Drive and South Flores Street are zoned "I-1" General Industrial District. Land uses immediately adjacent to the subject property consist of parking and commercial uses.

The requested "C-3" zoning is a downzone from the existing "I-1" industrial zoning district. The intersections of major streets and highways, such as Southeast Military Drive and South Flores Street, are the most appropriate locations for the regional commercial uses allowed in the "C-3" zoning district. Major intersections feature properties that have multiple frontages and provide greater capacity and flexibility for vehicular ingress and egress and where property lines are typically shared with office and commercial uses instead of less intense residential uses.

The applicant is proposing a bank to occupy the portion of the building being vacated by a video rental store. The "C-3NA" zoning is proposed to eliminate the possibility of bars or other alcoholic beverage based facilities. Considering the frontage the subject property maintains, commercial uses would be better suited at this location than industrial uses. The uses associated with "C-3" zoning would be appropriate for this location because residential uses are not immediately adjacent to the subject property. With regards to the property's location at the South Flores Street and Southeast Military Drive commercial node, the desired zoning change would be appropriate for the area.

ATTACHMENT(S):

| File Description | File Name |
|--|------------------|
| Zoning Map | Z2009-013.pdf |
| Zoning Commission Minutes | Z2009013.pdf |
| Voting Results | |
| Ordinance/Supplemental Documents | 200812041129.pdf |

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager