

AN ORDINANCE 2007-01-04-0024

**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 Lots 7 and 18, NCB 13718 from "R-4" Residential Single Family District to "C-2" Commercial District.

**SECTION 2.** The City Council approves the following:

An eight (8) foot fence may be erected along the rear property line in accordance with Section 35-514(c)(2) of the Unified Development Code.

**SECTION 3.** 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.

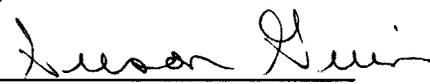
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This Ordinance shall become effective on January 14, 2007.

**PASSED AND APPROVED** this 4th day of January, 2007.

ATTEST:   
City Clerk

  
MAYOR  
PHIL HARDBERGER

APPROVED AS TO FORM:   
for City Attorney

# Agenda Voting Results

**Name:** Z-7

**Date:** 01/04/07

**Time:** 02:33:09 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE # Z2007036 (District 1): An Ordinance changing the zoning district boundary from "R-4" Residential Single Family District to "C-2" Commercial District on Lot 7 and Lot 18, NCB 13718, San Pedro and W. Rector Drive, as requested by Kaufman and Associates, Inc., Applicant, for Sears Roebuck and Co., Owner. Staff and Zoning Commission recommend Approval.

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			

**Affidavit of Publisher**

**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: 2.955 acres out of NCB  
13718, TO WIT: From "R-4"  
Residential Single Family  
District to "C-2" Commercial  
District. "THE PENALTY FOR  
VIOLATION IS A FINE NOT TO  
EXCEED \$1,000.00".  
1/10**

STATE OF TEXAS  
COUNTY OF BEXAR  
S.A. - CITY CLERK

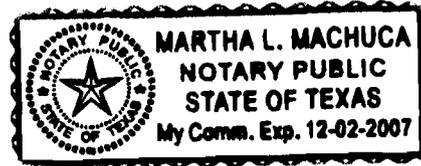
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-01-04-0024 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/10/2007.

*Helen I. Lutz*

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

*Martha L. Machuca*



**Z2007036**

**ZONING CASE NUMBER Z2007036 (Council District 1) – December 5, 2006**

The request of Kaufman & Associates, Inc., Applicant, for Sears Roebuck and Co., Owner(s), for a change in zoning from “R-4” Residential Single Family District to “C-2” Commercial District on Lots 7 and 18, NCB 13718, San Pedro and W. Rector Drive. Staff recommended approval.

Lucy Peveto, representative, proposing to develop a commercial project.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

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

(A verbal vote was taken)

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Briones**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

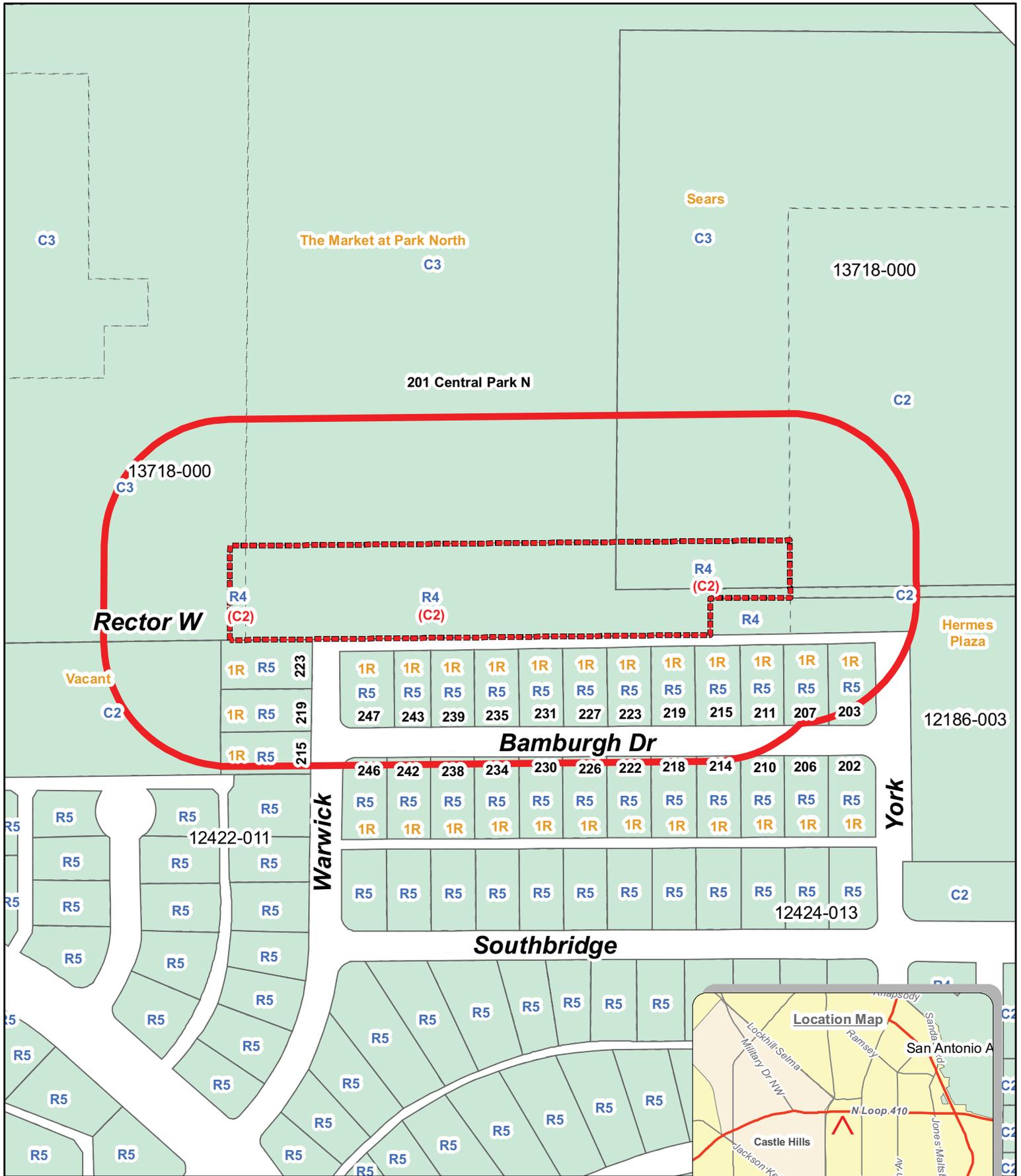
**AYES: Avila, Robbins, Rodriguez, Gadberry Marshall, Sherrill, Wright, Briones**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



## Zoning Case Notification Plan

### Case Z-2007-036

Council District 1  
Scale: 1" approx. = 200'



- Legend**
- Subject Property - - - - -
  - 200' Notification Buffer —————
  - Property Address **12345**
  - Current Zoning **Blue**
  - Requested Zoning Change **(Red)**
  - Land Use **Orange**
  - NCB - Block **54321-123**
  - 100-Year FEMA Floodplain —————



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

Agenda Item # Z-7  
Council Meeting Date: 1/4/2007  
RFCA Tracking No: R-883

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 1

**SUBJECT:**  
Zoning Case Z2007036

**SUMMARY:**  
**Zoning Request:** From "R-4" Residential Single Family District to "C-2" Commercial District

**BACKGROUND INFORMATION:**  
**Zoning Commission Meeting Date:** December 05, 2006

**Applicant:** Kaufman and Associates, Inc.

**Owner:** Sears Roebuck and Co.

**Property Location:** Lots 7 and 18, NCB 13718  
San Pedro and W. Rector Drive  
Pedro and W. Rector Drive

**Proposal:** To allow development of a commercial project

**Neighborhood Association:** Shearer Hills - Ridgeview

**Neighborhood Plan:** North Central

**Traffic Impact Analysis:** A Traffic Impact Analysis is not required

**ISSUE:**

Zoning staff does not find this case to be controversial.

**ALTERNATIVES:**

A Denial of the request will not allow the proposed land use.

**FISCAL IMPACT:**

None. All zoning fees have been paid by the applicant.

**RECOMMENDATION:**

**Staff and Zoning Commission (8-0) recommend Approval**

The subject property is within the North Central Neighborhoods Community Plan. The plan calls for Regional Commercial land use for the subject property, which allows C-2 commercial land uses.

The subject property currently contains both a commercial parking lot as well as West Rector Drive, a private street. To the west exists C-3 commercial zoning. To the north of the subject property exists C-3 and C-2 zoning designations, while C-2 and R-4 zoning designations exist to the east. To the south of the subject property exists R-5 single family residential zoning.

C-2 commercial district zoning would be an appropriate designation for the subject property, and would serve as a transition from the C-3 zoning designations to the north and the R-5 residential designations across Rector Drive to the south.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Location Map</a>	Z2007036.pdf
<a href="#">ZC Minutes</a>	Z2007036.pdf
<a href="#">Ordinance/Supplemental Documents</a>	200701040024.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Roderick Sanchez Director (Interim) Development Services

**APPROVED FOR COUNCIL CONSIDERATION:**

Jelynn Burley Deputy City Manager

