

AN ORDINANCE 2008-08-07-0680

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

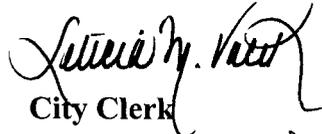
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

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 August 17, 2008.

PASSED AND APPROVED this 7th day of August 2008.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Item:	Z-13 (in consent vote: Z-1, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-1, Z-13, Z-14, Z-15, Z-16)						
Date:	08/07/2008						
Time:	05:21:01 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2008173 (District 9): An Ordinance changing the Zoning District Boundary from "R-4" Residential Single-Family District to "C-2 NA" Commercial District Nonalcoholic Sales on Lot 17, Block 5, NCB 11969 located at 414 East Ramsey. 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			x	
Delicia Herrera	District 6	x					
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



Zoning Case Notification Plan

Case Z-2008-173

Council District 9

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 17 Block 5 NCB 11969

Legend

- Subject Property (0.52 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(6/5/2008)



AFFIDAVIT OF PUBLICATION

(COUNTY OF BEXAR)
(STATE OF TEXAS)

I, Lynette Nelson do solemnly swear that the notice was published 1 time(s) in the following publication(s):

Daily Commercial Recorder

A free weekly newspaper of general circulation published at San Antonio, Bexar County, Texas on the following dates:

August 11, 2008

Lynette Nelson

Lynette Nelson

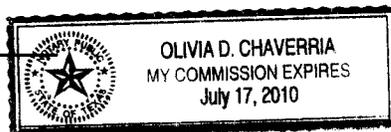
Subscribed and sworn before me, this

8th day of December, 2008

Olivia D. Chaverria

NOTARY PUBLIC SIGNATURE

Olivia D. Chaverria
Notary Public Printed/Typed Name
My Commission Expires: 07/17/2010



PUBLIC NOTICE

AN ORDINANCE 2008-06-07-0680

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 17, Block 5, NCB 11969 TO WIT: From "R-4" Residential Single-Family District to "C-2NA" Commercial District, Nonalcoholic Sales. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
8/11



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

Agenda Item # Z-13
Council Meeting Date: 8/7/2008
RFCAs Tracking No: R-3623

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 9

SUBJECT:
Zoning Case Z2008173

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

BACKGROUND INFORMATION:
Zoning Commission Meeting Date: June 17, 2008

Applicant: Unavision Properties, Inc.
Owner: Estate of William J. Emick, Cherie Emick, Administrator

Property Location: 414 East Ramsey

Lot 17, Block 5, NCB 11969

Close to the southwest of corner of the East Ramsey Road and Plymouth intersection

Proposal: To allow a commercial development

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

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis study is required at platting or permitting.

ISSUE:
None.

ALTERNATIVES:
A denial of the 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 (9-0) recommend approval.

The subject property is a vacant 0.52 acre parcel located on the City 's north-central side. The property is situated on the south side of East Ramsey Road, west of its intersection with Plymouth Street. This area was annexed by the City of San Antonio on September 25, 1952. Due to the proximity of the subject property to San Antonio International Airport, this application also was reviewed by the Aviation Department. The subject property is outside the noise contours and requested zoning district "C-2 NA" is compatible with Federal Aviation Regulation Part 150.

The current "R-4" zoning on this parcel converted from "B" district following the adoption of the current zoning districts in 2001. The parcel to the east is zoned "R-4" and is currently being used as a parking lot for the office building located at the southwest corner of the East Ramsey Road and Plymouth Street intersection; due to the lot configuration and development pattern of the area, it appears unlikely this lot will develop with residential use. Property to the west is zoned "C-3 NA" and is occupied by an office/business building. There are professional and business office uses across East Ramsey Road with "C-3 R" and "R-5" zoning. There is also a restaurant at the northwest corner of the intersection. This portion of East Ramsey Road is predominantly occupied by offices and business park type of uses. Properties to the south of the subject property are zoned "R-4" and they are single family residences. This portion is within Crownhill Park Neighborhood Association.

The applicant is requesting this zoning change so that the subject property may be utilized for commercial development. The requested zoning district would be appropriate considering the existing business and commercial uses along East Ramsey Road, a Secondary Artreial "Type B", and will not be out of character with the neighboring properties. This request will also comply with City's Master Plan for creating jobs and utilizing undeveloped parcels as infill projects. If this zoning change request is approved, a 15 foot Type B landscape buffer will be required along the south and east property lines to screen and separate the proposed use from adjoining single-family residential zoning districts.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008173.pdf
Zoning Commission Minutes	Z2008173.pdf
Voting Results	
Ordinance/Supplemental Documents	200808070680.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager