

AN ORDINANCE 2008-09-18-0867

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 north 60 feet of Lot 10 and the east 60.41 feet of the south 80.31 feet of Lot 10, Block 8, NCB 1891 from "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District-2 to "O-1 IDZ NCD-2" Office Infill Development Zone Alta Vista Neighborhood Conservation District-2.

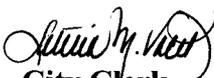
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

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**

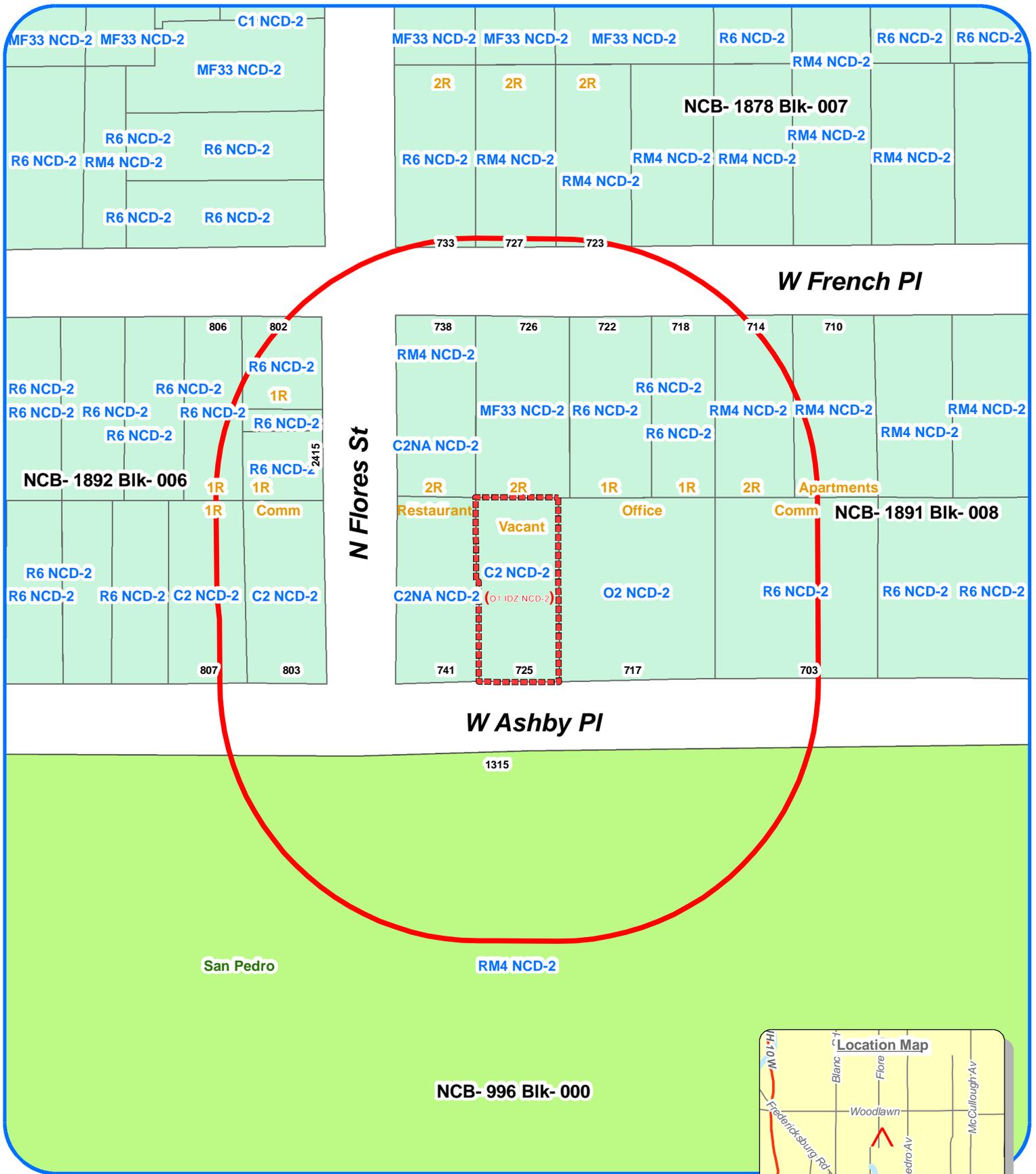
City of San Antonio



Agenda Voting Results - Z-33

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 # Z2008219 (District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District-2 to "O-1 IDZ NCD-2 " Office Infill Development Zone Alta Vista Neighborhood Conservation District-2 on the north 60 feet of Lot 10 and the east 60.41 feet of the south 80.31 feet of Lot 10, Block 8, NCB 1891 located at 725 West Ashby Place. 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 Z-2008-219

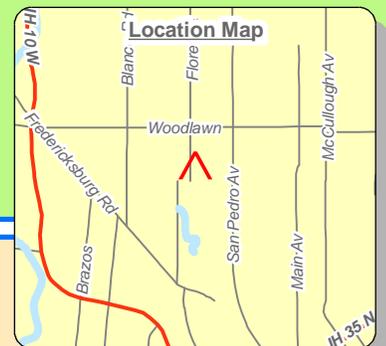
Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot N60 Blk: 008 NCB: 1891

Legend

- Subject Property (0.195 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(7/24/2008)

Z2008219

ZONING CASE NUMBER Z2008219 (Council District 1) – August 5, 2008

A request for a change in zoning from “C-2 NCD-2” Commercial Neighborhood Conservation District-2 to “O-1 IDZ NCD-2” Office, Infill Development Zone Overlay, Neighborhood Conservation District-2 on north 60 feet of Lot 10 and east 60.41 feet of south 80.31 feet of Lot 10, Block 8, NCB 1891, 725 West Ashby Place. Staff recommends approval.

This case was approved by consent.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff has mailed 62 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-33
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3775

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 1

SUBJECT:
Zoning Case Z2008219

SUMMARY:

From "C-2 NCD-2" Commercial Alta Vista Neighborhood Conservation District-2 to "O-1 IDZ NCD-2 " Office Infill Development Zone Alta Vista Neighborhood Conservation District-2.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 05, 2008

Applicant: Bobby Perez

Owner: Boy Wonder Ltd.

Property Location: 725 West Ashby Place

The north 60 feet of Lot 10 and the east 60.41 feet of the south 80.31 feet of Lot 10, Block 8, NCB 1891

East of the corner lot at the northeast corner of the North Flores Street and West Ashby Place intersection

Proposal: To allow an office

Neighborhood Association: Alta Vista Neighborhood Association

Neighborhood Plan: Midtown Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required in IDZ classification.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning, allowing many commercially-oriented uses permitted by the current C-2 district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

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

The requested office district is consistent with the land use designation identified in the Midtown Neighborhood Plan. The Midtown Neighborhood Plan designates the subject property as Neighborhood Commercial.

The subject property is located on the north side of downtown San Antonio. This property is located next to the northeast corner of the West Ashby Place and North Flores Street intersection, across from San Pedro Park. This 0.1961 acre parcel is developed with a vacant building and is zoned "C-2 NCD-2". The current zoning on this property converted from "B-2" to "C-2" with the adoption of the current UDC in 2001. The "NCD-2" overlay district was adopted on May 08, 2003 (Ordinance number 97590). The subject property is within Alta Vista Neighborhood Association and Conservation District (NCD-2). This area was annexed into the City in 1938. West Ashby Place is a local collector street. Property to the north is zoned "MF-33 NCD-2" and occupied by a single family structure. Property to the south is zoned "RM-4 NCD-2" and occupied by San Pedro Springs Park and theater. Property to the west is zoned "C-2NA NCD-2" and occupied by a restaurant. This property is subject to a zoning change for a bar, zoning case number Z2008222 CD. Property to the east is currently developed with an office building and is zoned "O-2 NCD 2".

The applicant is requesting this zoning change from "C-2 NCD-2" to "O-1 IDZ NCD-2" so that the parking requirement for an office use would be less restrictive. It would be appropriate for this underutilized structure to be developed as an office. The Neighborhood Plan strongly encourages adaptive reuse of existing structures and promotes maintaining the architectural style and character of the neighborhood. Businesses are also encouraged to utilize on-street parking and/or parking in the rear of the establishment.

The "O-1" district restricts 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. "O-1" districts provide for the establishment of low-rise office buildings. Uses within an "O-1" district are limited to the uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

ATTACHMENT(S):

File Description

[Location Map](#)

[Zoning Commission Minutes](#)

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

File Name

Z2008219.pdf

Z2008219.pdf

200809180867.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager