

AN ORDINANCE 2008-09-18-0857

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 1, Block 22, NCB 14861 from "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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 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: 
FOC City Attorney



Request for
**COUNCIL
ACTION**

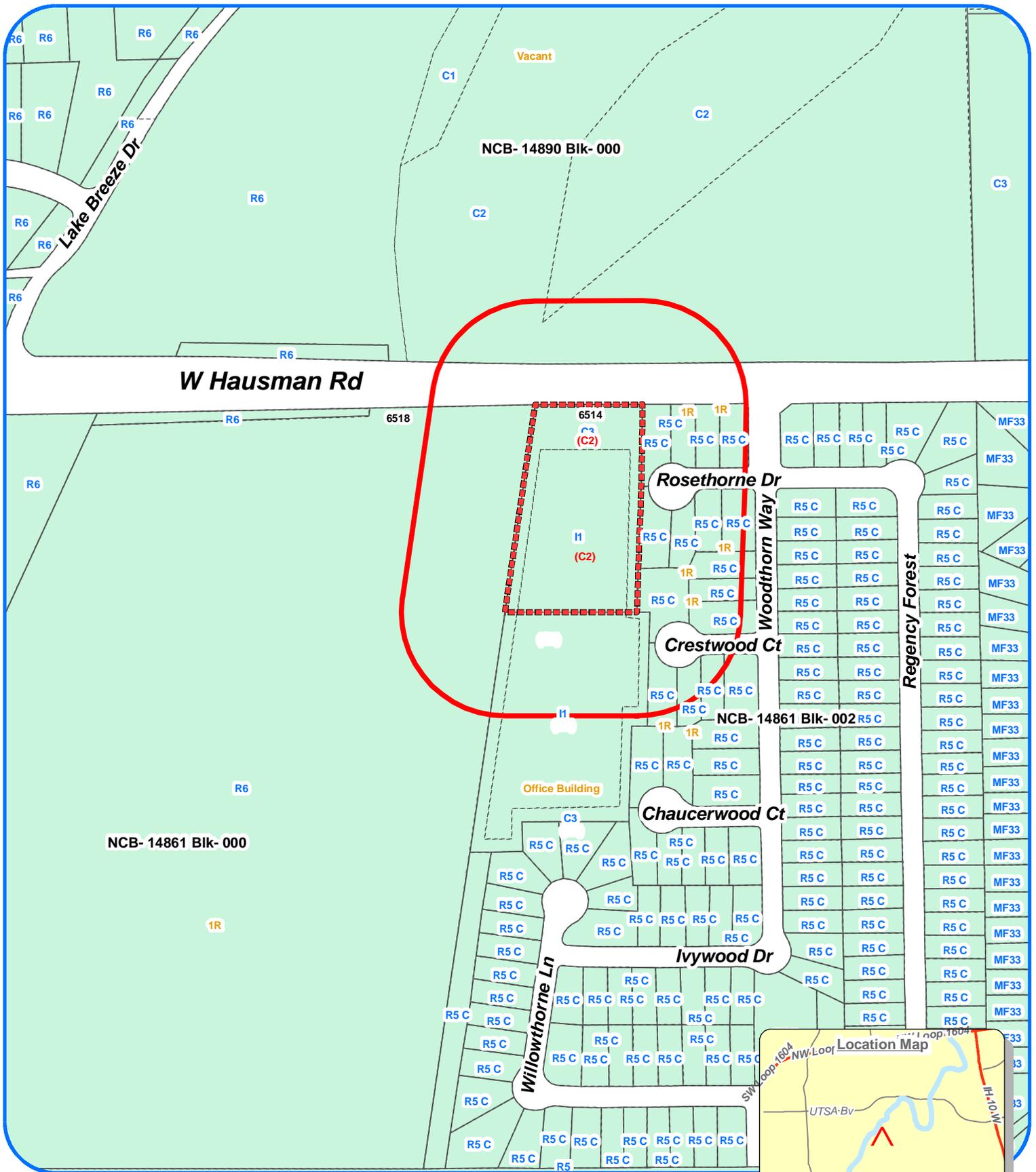
City of San Antonio



Agenda Voting Results - Z-20

Name:	Z-20
Date:	09/18/2008
Time:	02:44:31 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2008200 (District 8): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District on Lot 1, Block 22, NCB 14861 located at 6506 West Hausman Road. 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				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



Zoning Case Notification Plan

Case Z2008200

Council District 8

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Lot: 1 Blk: 022 NCB: 14861

Legend

- Subject Property (2.12 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(6/24/2008)

Z2008200

ZONING CASE NUMBER Z2008200 (Council District 8) – July 15, 2008

A request for a change in zoning from “I-1” General Industrial District and “C-3” General Commercial District to “C-2” Commercial District on Lot 1, Block 22, NCB 14861, 6506 West Hausman Road. Staff recommends approval.

Jim Sawyer, owner, stated the purpose of this zoning change is to allow for a day care center on the subject property. He stated he is agreeable to a continuance to meet with the surrounding property owners to address their concerns.

The following citizen(s) appeared to speak:

Jacob Dell, representing Woodthorn Neighborhood Association, stated they are agreeable to a continuance.

Staff stated there were 45 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Woodthorn Homeowner Association.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Robbins to recommend a continuance until August 5, 2008.

**AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright,
Martinez, R. Valadez, Gray**

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2008200 (Council District 8) – August 5, 2008

A request for a change in zoning from “I-1” General Industrial District and “C-3” General Commercial District to “C-2” Commercial District on Lot 1, Block 22, NCB 14861, 6506 West Hausman Road. Staff recommends approval.

Art Martinez DeVara, representative, stated they are requesting this change in zoning to allow for a day care center. He stated they have met with Councilwoman Cibrian and the surrounding property owners to address their concerns. He further stated after agreeing to come conditions the neighbors are now in support of this request.

Z2008200

The following citizen(s) appeared to speak:

Peter Piper, representative the homeowners association, spoke in favor and in opposition. He expressed concerns with the infrastructure and feels this should be addressed however after meeting with Councilwoman Cibrain and Mr. Martinez De Vara, the representative, and have agreed to certain conditions, they are now in favor of this request.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor. Staff received a petition from Council District 8 Office expressing both favor and opposition that were both in and outside the 200-foot radius.

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-20
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3732

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008200

SUMMARY:

From "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 05, 2008

Applicant: Diana J. and James E. Sawyer

Owner: Diana J. and James E. Sawyer

Property Location: 6506 West Hausman Road

Lot 1, Block 22, NCB 14861

West Hausman Road, approximately 250 feet west of the Woodthorn Way intersection

Proposal: To allow a Day Care Center

Neighborhood Association: Woodthorn Homeowner Association

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

ISSUE:
None.

ALTERNATIVES:

A denial of this zoning request will result in the subject property retaining the current zoning classifications, prohibiting the proposed day care center use.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

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

The subject property was annexed in 1971 and totals approximately 2.12 acres. There is a commercial structure under construction that will measure approximately 10,500 square feet. The subject property was zoned to I-1 with a B-3 buffer, which was approved by the City Council on August 10, 1989 (Ordinance #70002.) Upon adoption of the 2001 Unified Development Code, the existing I-1 and C-3 zoning converted from the previous I-1 and B-3 zoning. The I-1 zoning district does not allow a day care facility use by right.

"C-2" Commercial District zoning currently exists to the north of the subject property across West Hausman Road. Property to the east of the subject property is zoned "R-5 CD" Residential Single-Family District with a conditional use for lots with a minimum width of 45 feet and property to the west is zoned "R-6" Residential Single-Family District. Property to the south is zoned "I-1" General Industrial District with a "C-3" General Commercial District buffer. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north of the subject property across West Hausman Road. Single-family homes are located to the east of the subject property and property to the west is undeveloped. There is a residence and office use to the south of the subject property.

The applicant has applied for C-2 in order to allow for a day care facility. The requested rezoning is a reduction in intensity from I-1 and C-3 to C-2. The proposed use is appropriate for this location and would provide convenient child care for the immediate area. There are multiple large parcels in the immediate vicinity zoned commercial which may be developed with office/ commercial uses in the future. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of W. Hausman Road, a Secondary Arterial Type A road.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008200.pdf
Zoning Commission Minutes	Z2008200.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180857.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager