

AN ORDINANCE 2007-01-04-0021

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 F, Block 1, NCB 216 from “R-4” Residential Single Family District to “R-4” (CD-Professional Office) Residential Single Family District with a conditional use for a professional office.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

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.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: Consent Zoning Items 3,4,6,8,9,13,14,15,16,18,19,22,25,26,30,31,35

Date: 01/04/07

Time: 02:23:02 PM

Vote Type: Multiple selection

Description:

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

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

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 F, Block 1, NCB 216 TO WIT: From "R-4" Residential Single Family District to "R-4" CD (Professional Office) Residential Single Family District with Conditional Use for offices. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
1/10

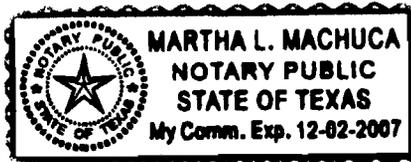
Before me, the undersigned authority, on this day personally appeared Helen I. Lu by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-01-04-0021 here to attached has been published in every issue of said newspaper on the following days, to wit:

01/10/2007.

Helen I. Lu

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

Martha L. Machuca



Z2007015 CD

ZONING CASE NUMBER Z2007015 CD (Council District 1) – November 21, 2006

The request of Yolanda Gonzales, Applicant, for Yolanda Gonzales, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “R-4” CD (Professional Office) Residential Single Family District with Conditional Use for offices on Lot F, Block 1, NCB 216, 814 West Euclid. Staff recommended approval.

Andy Guerrero, representative, proposing a law office.

COMMISSION ACTION

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

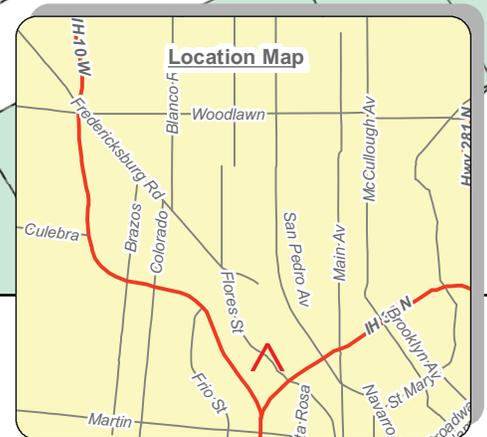
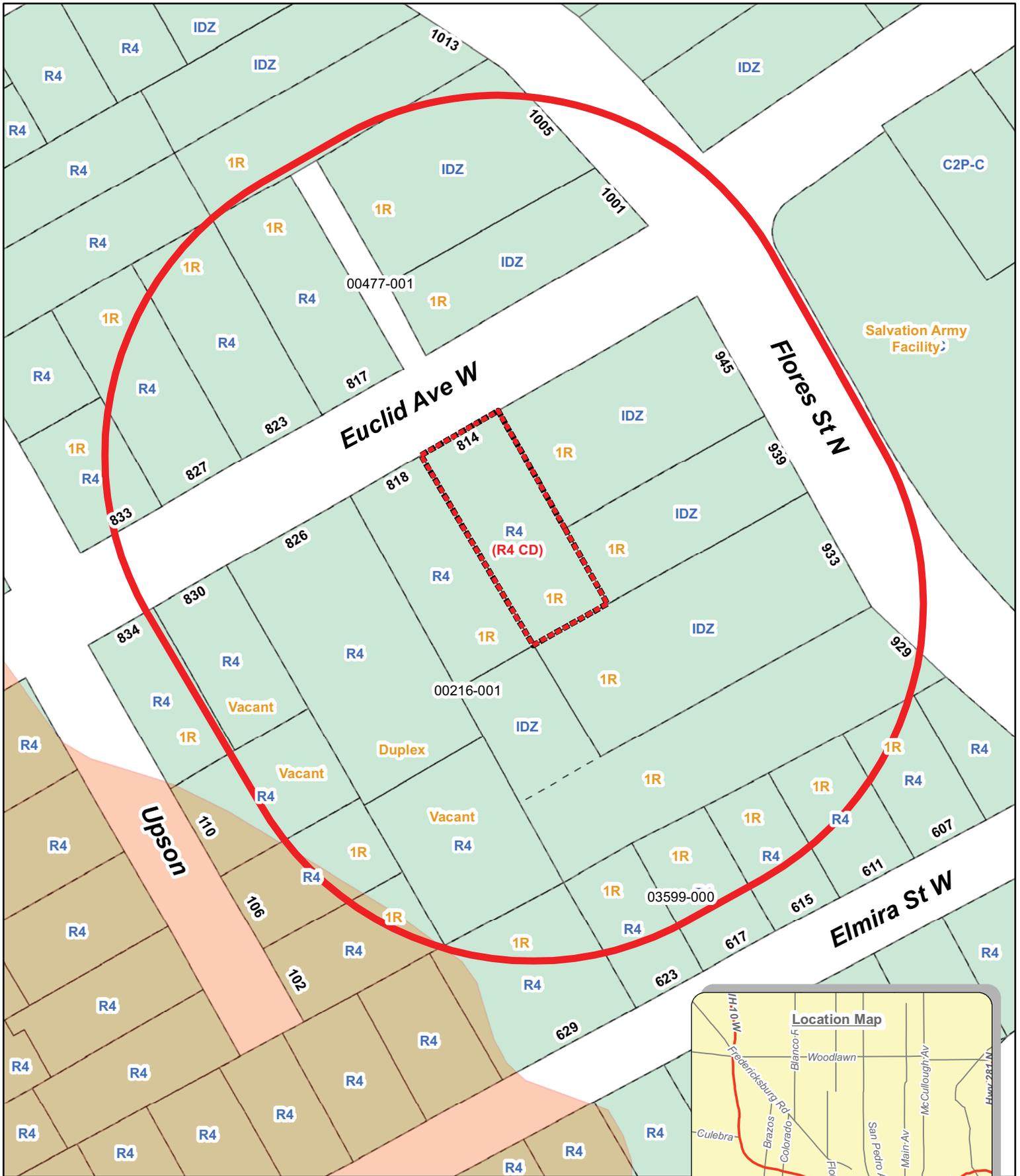
**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Martinez, Briones**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



Zoning Case Notification Plan

Case Z-2007-015

Council District 2
Scale: 1" approx. = 80'



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



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

Agenda Item # Z-4
Council Meeting Date: 1/4/2007
RFCAs Tracking No: R-876

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 1

SUBJECT:
Zoning Case Z2007015 CD

SUMMARY:
From "R-4" Residential Single Family District to "R-4" (CD-Professional Office) Residential Single Family District with Conditional Use for a Professional Office.

BACKGROUND INFORMATION:

Zoning Commission Meeting: November 21, 2006

Applicant: Andy Guerrero

Owner: Yolanda Gonzales

Property Lot F, Block 1, NCB 216

814 West Euclid

Near SW Corner of Euclid and Flores

Proposal: To allow for office use

Neighborhood Association: Five Points

Neighborhood Plan: Five Points Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

ISSUE:
None.

ALTERNATIVES:
Staff does not have an alternate recommendation.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:**Staff Recommendation:** Approval**Zoning Commission Recommendation:** Approval (9-0)

A finding of consistency is not required because there is no change in the base zoning.

Request is for an office, not retail, use. Properties along N. Flores are zoned IDZ. Rezoning 814 W. Euclid to R-4 CD would create a buffer to the commercial corridor on North Flores.

The existing housing stock is being preserved due to the extensive rehabilitation that the structure on 814 W. Euclid is undergoing. Preserving the housing stock is a goal of the Five Points Neighborhood Plan. Allowing for office/residential uses at 814 W. Euclid would create a malleable buffer between the residential on Euclid and mixed use on Flores, allowing low density office or residential use.

The following constraints are applicable per the UDC, unless otherwise approved by City Council:

1. The property shall be maintained so as to conform to the surrounding residential neighborhood.
2. Allowable hours of operations shall be 7:00 am to 6:00 pm.
3. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, which shall be permitted when attached to the front of the entrance.

ATTACHMENT(S):

File Description	File Name
Zoning Map	Z2007015.pdf
Zoning Commission Minutes	Z2007015 CD.pdf
Ordinance/Supplemental Documents	200701040021.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director (Interim) Development Services

APPROVED FOR COUNCIL CONSIDERATION:

Jelynn Burley Deputy City Manager

