

AN ORDINANCE 2008-09-18-0863

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:

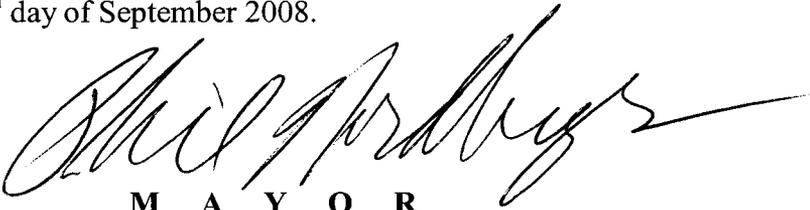
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 11, Block 24, NCB 13559 from "C-2" Commercial District and "O-2" Office District to "C-3" General Commercial District.

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.

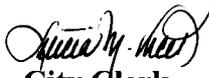
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective September 28, 2008.

PASSED AND APPROVED this 18th day of September 2008.



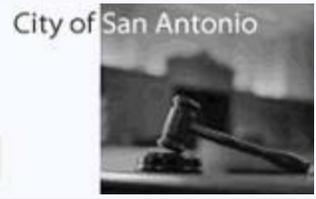
**M A Y O R
PHIL HARDBERGER**

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney



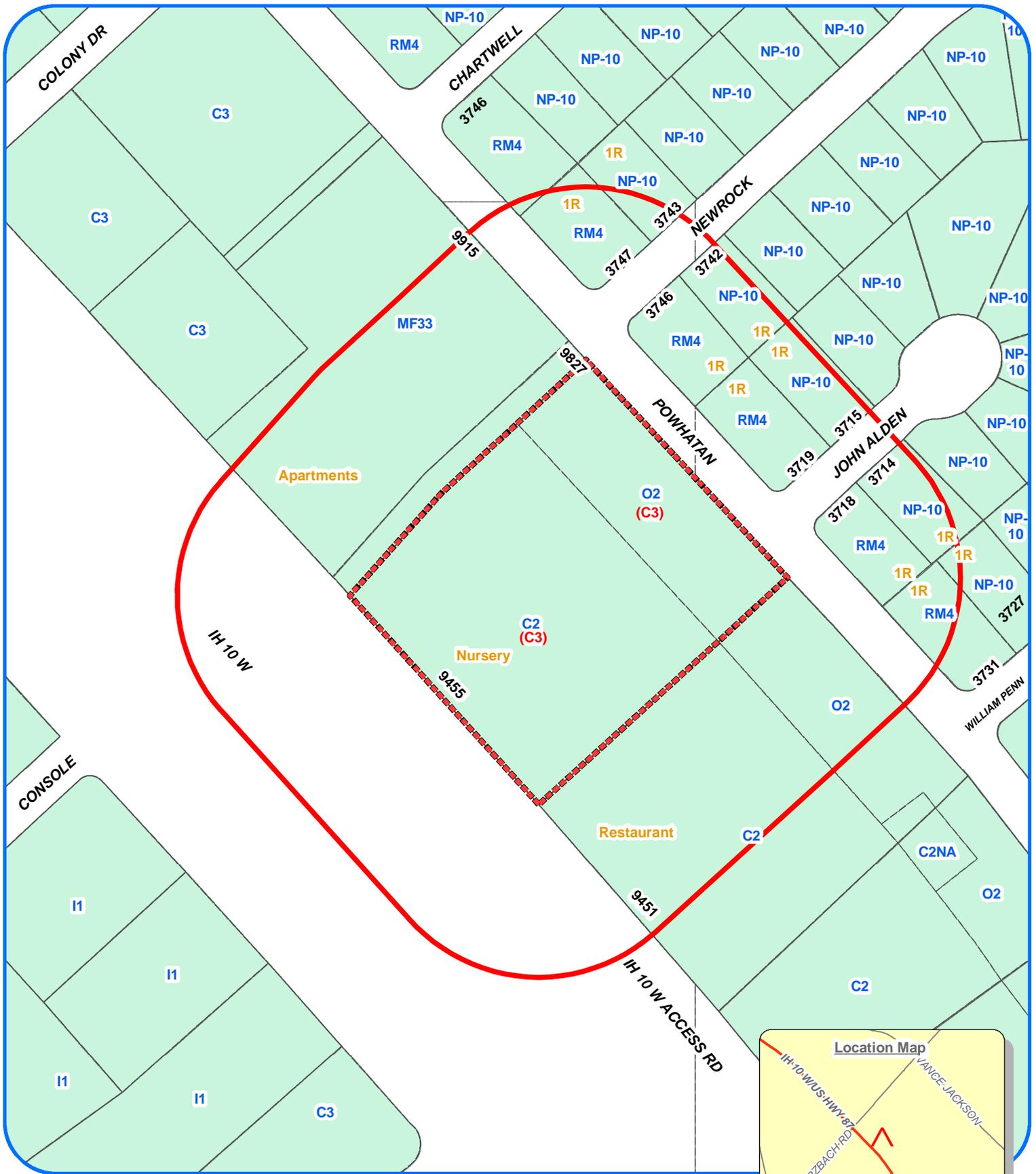
Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-27

Name:	Z-27
Date:	09/18/2008
Time:	03:00:17 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008262 (District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "O-2" Office District to "C-3" General Commercial District on Lot 11, Block 24, NCB 13559 located at 9455 IH 10 West. Staff recommends approval. Zoning Commission recommendation pending the September 16, 2008 public hearing.
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 Z2008262

Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 11 Block 24 NCB 13559

Legend

- Subject Property (3.00 Acres)
- 200' Notification Buffer
- Current Zoning O2 & C2
- Requested Zoning Change (C3)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(08/06/2008)

Z2008262

This case is scheduled for consideration by Zoning Commission on September 16, 2008 therefore no minutes are available at this time.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-27
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3883

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008262

SUMMARY:

From "C-2" Commercial District and "O-2" Office District to "C-3" General Commercial District.

BACKGROUND INFORMATION:

Zoning Commission Meeting: September 16, 2008

Applicant: TPC Management, Inc.

Owner: Triple JR Limited

Property Location: 9455 IH 10 West

Lot 11, Block 24, NCB 13559

On the east side of IH 10 West, approximately 650 feet south of Colony Drive

Proposal: To allow auto sales

Neighborhood Association: Vance Jackson Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

ISSUE:
None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the September 16, 2008 public hearing.

The subject property is located on the east side of IH 10 West, south of Colony Drive; and is approximately 3 acres in size. The existing commercial structure was built in 1992, and consists of approximately 10,800 square feet of storefront/warehouse and 15,600 square feet of greenhouse area. Most of the subject property is paved, with the exception of existing landscape buffers. The subject property was annexed in 1965, per ordinance 33402. The subject property was originally zoned "R-3" Multi-Family Residence District. In December 1984, the property was rezoned to "B-2" Business District with a 100-foot strip of "O-1" Office District along Powhatan. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to "C-2" Commercial District and "O-2" Office District. "RM-4" Residential Mixed District and "NP-10" Neighborhood Preservation District exists to the east, north, and southeast of the subject property. "MF-33" Multi-Family District abuts the subject property to the northwest, with "C-3" General Commercial District existing farther northwest. Other surrounding zoning includes "C-2", "C-2 NA" Commercial Nonalcoholic Sales District and "O-2" to the southeast; and "C-3" and "I-1" Industrial District to the west across IH-10. Surrounding land uses include single-family homes to the east, north, and southeast; apartments abutting to the northwest, with a grocery store, credit union, gas station, and offices farther northwest; a restaurant, motel, apartments and car rental to the south and southeast; and similar intense commercial uses to the west across IH-10.

The applicant requests "C-3" General Commercial District to allow for new and used auto sales with a service department. Staff finds the request to be appropriate given the property's location along the IH-10 access road, in close proximity to Wurzbach Road. The request is also appropriate given the intense commercial nature of the surrounding land uses. There is an existing landscape buffer along Powhatan, which includes a significant rise in elevation and a 6-foot tall stone wall, providing an effective buffer between the commercial development along the IH-10 access road and the single-family development to the east. The commercial development generally is not visible from the residential development. If the requested zoning change is approved, a "Type C" landscape buffer will be required where the subject property abuts residential zoning (up to "MF-33" Multi-Family District).

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008262.pdf
Location Map	Z2008262.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180863.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager