

AN ORDINANCE 2008-08-07-0670

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 Lots 41, 42, 43 and 44, NCB 10319 from "R-4" Residential Single-Family District to "MF-25" Multi-Family 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 August 17, 2008.

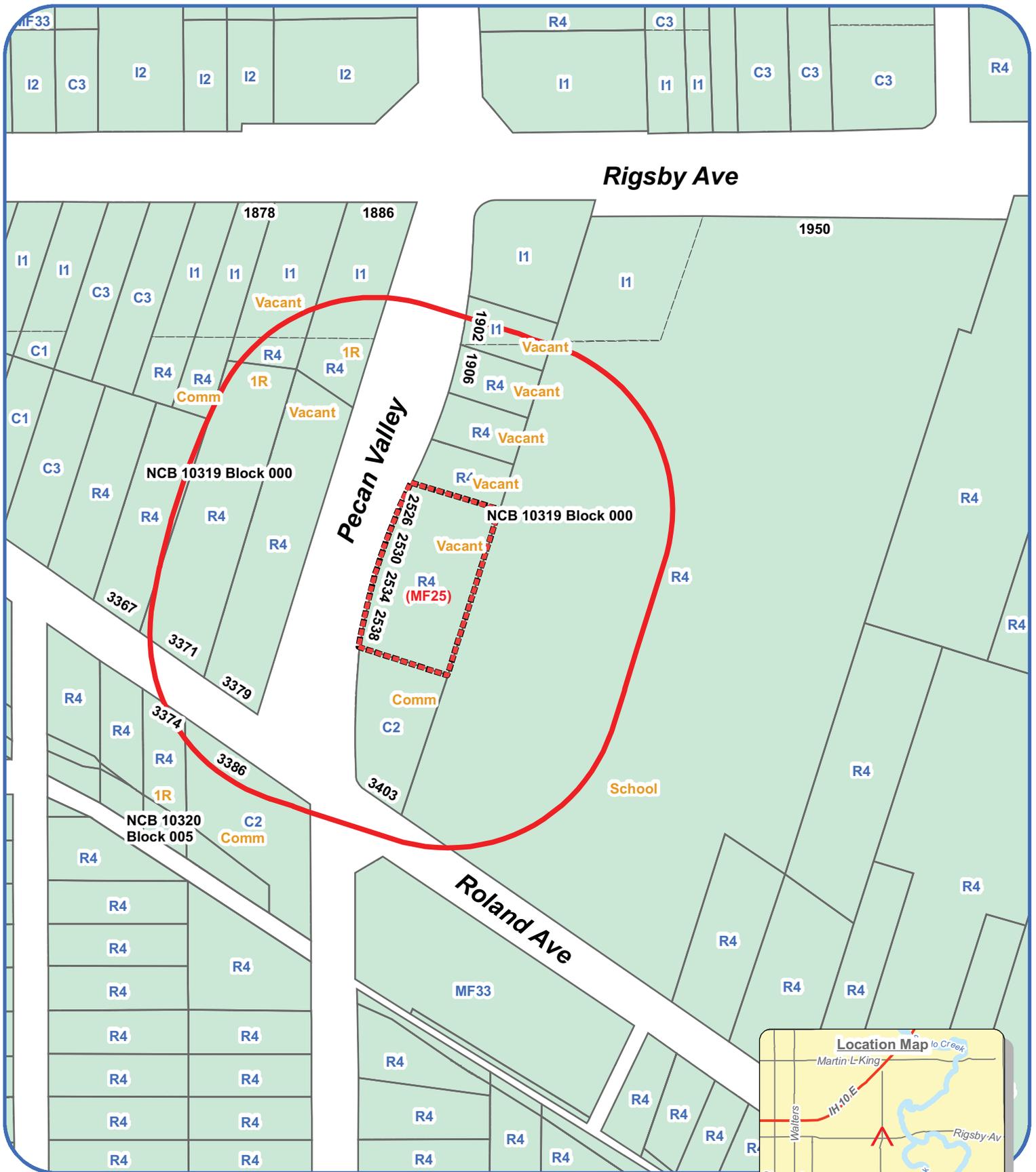
PASSED AND APPROVED this 7th day of August 2008.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
For

Agenda Item:	Z-1 (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 # Z2008150 (District 2): An Ordinance changing the zoning district boundary from ."R-4" Residential Single-Family District to "MF-25" Multi-Family District on Lots 41, 42, 43 and 44, NCB 10319 located at 2526, 2530, 2534 and 2538 Pecan Valley Drive. 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-2008-150

Council District 2
 Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 41, 42, 43, & 44
 Block 000 NCB 10319

- Legend**
- Subject Property (0.4533 Acres) - - - - -
 - 200' Notification Buffer —————
 - Current Zoning **R4**
 - Requested Zoning Change **(R6)**
 - 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (5/8/2008)



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 2008-08-07-0670

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 PROPER-
TY DESCRIBED HEREIN AS: Lots 41, 42,
43 and 44, NCB 10319 TO WIT: From "R-
4" Residential Single-Family District to
"MF-25" Multi-Family District. "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-1
Council Meeting Date: 8/7/2008
RFCAs Tracking No: R-3620

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Zoning Case Z2008150

SUMMARY:
From "R-4" Residential Single-Family District to "MF-25" Multi-Family District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: June 03, 2008

Applicant: S. A. Custom Homes (Michael Rodriguez)

Owner: S. A. Custom Homes

Property Location: 2526, 2530, 2534 and 2538 Pecan Valley Drive

Lots 41, 42, 43 and 44, NCB 10319

The east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue

Proposal: To allow duplexes

Neighborhood Association: Sunny Slope - Pasadena Heights Neighborhood Association is within 200 feet

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

ISSUE:
None.

ALTERNATIVES:

A denial of the request would result in the subject property retaining its "R-4" Residential Single-Family District, restricting future land use to single family detached dwellings at a maximum of 11 units per acre, prohibiting the proposed multi-family development project.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

The subject property is an undeveloped 4 adjacent lots and totals approximately 0.4533 acres. This property is situated on the east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue, on the east side of the City. This area was annexed by the City of San Antonio on August 16, 1951. The zoning on this property was converted from "B" to "R-4" following adoption of the current zoning districts in 2001. The property to the east is zoned "R-4" and it is occupied by Stewart Elementary School. The property to the south is a restaurant and is zoned "C-2". The properties to the north and to the west are zoned "R-4" and they are currently vacant. Pecan Valley Drive is a Primary Arterial "Type A" in the City's Major Thoroughfare Plan.

The applicant's initial request was for "RM-4" Mixed Residential District for 4 duplex buildings. After a thorough evaluation of the requested zoning change, it was determined that the size of the parcels were inadequate to be able to accommodate the requested use based on the requested zoning district. The applicant has amended his application to the least intense possible zoning district ("MF-25" Multi-Family District) to be able to develop the land with 4 duplexes.

This request is for property located in an area where single family, multi-family, civic and community oriented nonresidential uses exist. Pecan Valley Drive, a Secondary Arterial "Type A" and Roland Avenue, a Primary Arterial "Type A" will be able to support transportation needs of this development. A low density small multi-family residential project like this is appropriate for this area. No landscaped buffer will be required if this zoning change is approved as requested.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008150.pdf
Location Map	Z2008150.pdf
Voting Results	
Ordinance/Supplemental Documents	200808070670.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager