

AN ORDINANCE 2007-01-04-0027

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.

* * * * *

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 149.00 acres out of NCB 16554 from "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 67.96 acres out of NCB 16554, "R-6" Residential Single Family District on 65.51 acres out of NCB 16554 and "C-2" (CD-Miniwarehouse) Commercial District with a Conditional Use for a Miniwarehouse on 15.53 acres out of NCB 16554.

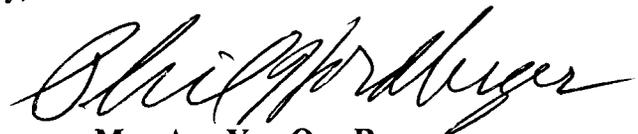
SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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 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: Z-10

Date: 01/04/07

Time: 02:37:56 PM

Vote Type: Multiple selection

Description: ZONING CASE # Z2007004 (District 2): An Ordinance changing the zoning district boundary from "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi Family District and "NP-10" Neighborhood Preservation District 10 to "R-5" Residential Single Family District on 67.96 acres, "R-6" Residential Single Family District on 67.75 acres, and "C-2" (CD-Storage Facility) Commercial District with conditional use for a mini warehouse on 15.53 acres, NCB 16554, Southeast Corner of East Loop 1604 North and Graytown Road as requested by 1604 Blackland Farms, Ltd., Applicant, for 1604 Blackland Farms, Ltd., Owner. Staff recommends Denial. Zoning Commission recommends Approval.

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			

22007004

Areas 3, 6 & 7

ZONING EXHIBIT
FIELD NOTE DESCRIPTION
FOR A
16.93 ACRE TRACT

Being 16.93 Acres of Land out of the J.F. Shepherd Survey No. 314, Abstract No. 678, County Block 5082, now New City Block 16554 in the City of San Antonio, Bexar County, Texas and Being the same tract of land described in deed recorded in Volume 12036, Page 295 of the Official Public Records of Bexar County, Texas and this 16.93 Acre Tract of Land being more particularly described as follows:

Commencing at a Hwy. Concrete Monument found at the southwest flared corner at the southwest intersection corner of F.M. Loop 1604 and Graytown Road, S 13° 11' 34" W 666.55 feet to a found Hwy. Concrete Monument along F.M. Loop 1604;

Thence: S 14° 48' 48" W 476.32 feet along the east right of way of F.M Loop 1604 to a point for an angle point;

Thence: S 25° 46' 40" W 313.94 feet along the east right of way of F.M. Loop 1604 to a point for an angle point;

Thence: S25° 11' 22" E 407.93 feet to a point for an angle point;

Thence: N 72° 42' 59" E 418.23 feet to a point also being the Point of Beginning of said property described as follows:

Thence: N 17° 17' 01" W, 337.89 feet to a point for an angle point;

Thence: N 65° 04' 48" E, 298.31 feet to a point;

Thence: N 65° 04' 48" E, 195.58 feet to a point for an angle point;

Thence: S 24° 55' 12" E, 114.66 feet to a point for an angle point;

Thence: S 59° 18' 58" E, 252.46 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 420.47 feet having a central angle of 62° 58' 33", with a radius of 382.55 feet and a chord length of 399.62 feet, which bears S 15° 44' 16" E to a point for the end of curve;

Thence: S 13° 01' 45" E, 519.00 feet to a point for an angle point;

Thence: S 72° 42' 59" W, 246.87 feet to a point for a point of curvature of a curve to the Left;

EXHIBIT A

To Ordinance No. _____
Passed on January 4, 2007

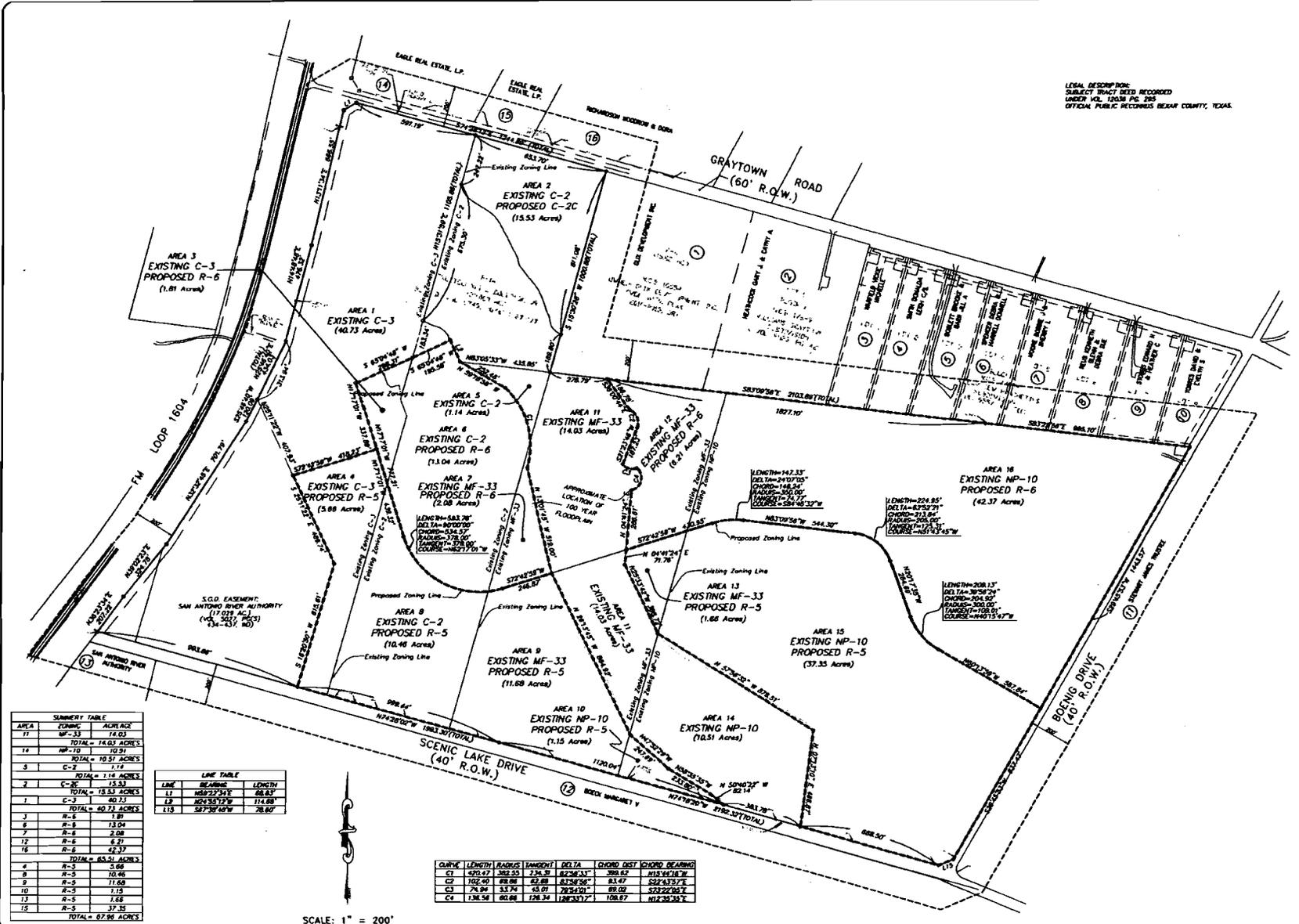
Z2007004

Thence: With said curve to the left an arc distance 593.76 feet having a central angle of $90^{\circ} 00' 00''$, with a radius of 378.00 feet and a chord length of 534.57 feet, which bears $N 62^{\circ} 17' 01'' W$ to a point for a point of tangency;

Thence: : $N 17^{\circ} 17' 01'' W$, 439.32 feet to the Point of Beginning and containing 16.93 Acres of Land more or less for a Zoning Exhibit.

Dated: January 03, 2006.

28007004



LEGAL DESCRIPTION:
SUBJECT TRACT BEEN RECORDED
UNDER H.C. 10038 P.C. 200
OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS.

AREA	ZONING	ACREAGE
17	MF-33	10.03
TOTAL = 14.03 ACRES		
14	NP-10	10.51
TOTAL = 10.51 ACRES		
3	C-2	1.14
TOTAL = 1.14 ACRES		
2	C-2	15.53
TOTAL = 15.53 ACRES		
1	C-3	40.73
TOTAL = 40.73 ACRES		
3	R-5	1.81
6	R-5	13.04
7	R-5	2.08
12	R-5	6.21
16	R-5	42.37
TOTAL = 65.51 ACRES		
4	R-5	5.66
8	R-5	70.46
9	R-5	11.69
10	R-5	1.15
13	R-5	1.66
15	R-5	37.35
TOTAL = 87.96 ACRES		

LINE	BEARING	LENGTH
L1	N89°22'54"E	88.83
L2	S87°55'17"W	114.89
L15	S87°55'17"W	78.67

CURVE	LENGTH	RADIUS	CHORD	DELTA	CHORD DIST	CHORD BEARING
C1	492.47	282.55	216.50	82°26'32"	288.62	81°24'18"W
C2	192.40	88.68	43.88	82°26'32"	83.47	82°22'17"E
C3	74.84	33.74	13.07	78°54'01"	69.02	82°22'26"E
C4	136.54	66.68	17.64	78°54'01"	108.67	81°23'32"E

SCALE: 1" = 200'

JOB No. 150000300

PATE ENGINEERS

8200 IH-10 West - Suite 440
San Antonio, Texas 78230
OFFICE: (210) 340-9481
FAX: (210) 340-3864

DATE: JANUARY 3, 2007
DESIGNED BY: J.H.
DRAWN BY: C.C./R.G.M.
CHECKED BY: J.P.F.
SCALE: 1" = 200'
FILE NAME: 28007004.dwg

ZONING EXHIBIT FOR QUIET CREEK CITY OF SAN ANTONIO, TEXAS

PLAT #
Zoning Exhibit
SHEET 1 OF 1

Z2007004

ZONING EXHIBIT
FIELD NOTE DESCRIPTION
FOR A
48.58 ACRE TRACT

Areas 12 & 16

Being 48.58 Acres of Land out of the J.F. Shepherd Survey No. 314, Abstract No. 678, County Block 5082, now New City Block 16554 in the City of San Antonio, Bexar County, Texas and Being the same tract of land described in deed recorded in Volume 12036, Page 295 of the Official Public Records of Bexar County, Texas and this 48.58 Acre Tract of Land being more particularly described as follows:

Beginning at a point at the southwest corner of Lot 8 Block 2, N.C.B. 17699, Clearview Ranchettes Subdivision (Volume 9557, Page 200), S 29° 45' 53" W, 1,443.57 feet along the southwesterly right of way line of Boenig Drive to a point for an angle point;

Thence: N 60° 13' 59" W, 567.84 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 209.13 feet having a central angle of 39° 56' 24", with a radius of 300.00 feet and a chord length of 204.92 feet, which bears N 40° 15' 47" W to an iron pin found for a point of tangency;

Thence: N 20° 17' 35" W, 284.69 feet to a point for a point of curvature of a curve to the left;

Thence: With said curve to the left an arc distance 224.95 feet having a central angle of 62° 52' 21", with a radius of 205.00 feet and a chord length of 213.84 feet, which bears N 51° 43' 45" W to an iron pin found for a point of tangency;

Thence: N 83° 09' 56" W, 544.30 feet to a point for a point of curvature of a curve to the left;

Thence: With said curve to the left an arc distance 147.33 feet having a central angle of 24° 07' 05", with a radius of 350.00 feet and a chord length of 146.24 feet, which bears S 84° 46' 32" W to a point for a point of tangency;

Thence: S 72° 42' 59" W, 430.95 feet to a point for an angle point;

Thence: N 04° 41' 24" E, 286.61 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 136.56 feet having a central angle of 128° 33' 17", with a radius of 60.86 feet and a chord length of 109.67 feet, which bears N 12° 35' 35" E to a point for end of curve;

Z2007004

Thence: With said curve to the right an arc distance 74.94 feet having a central angle of $79^{\circ} 54' 01''$, with a radius of 53.74 feet and a chord length of 69.02 feet, which bears $N 73^{\circ} 22' 05'' W$ to a point for end of curve;

Thence: $N 21^{\circ} 23' 46'' E$, 187.23 feet to a point for a point of curvature of a curve to the left;

Thence: With said curve to the left an arc distance 102.40 feet having a central angle of $83^{\circ} 58' 56''$, with a radius of 69.86 feet and a chord length of 93.47 feet, which bears $N 22^{\circ} 43' 57'' W$ to a point for end of curve;

Thence: $N 36^{\circ} 00' 44'' W$, 186.78 feet to a point for an angle point;

Thence: $N 83^{\circ} 09' 56'' W$, 1827.10 feet to a point for an angle point;

Thence: $N 83^{\circ} 22' 56'' W$, 995.10 feet to the Point of Beginning and containing 48.58 Acres of Land more or less for a Zoning Exhibit.

Dated: November 28, 2006.

Z2007004

ZONING EXHIBIT
FIELD NOTE DESCRIPTION
FOR A
28.95 ACRE TRACT

Areas 4, 8, 9 & 10

Being 28.95 Acres of Land out of the J.F. Shepherd Survey No. 314, Abstract No. 678, County Block 5082, now New City Block 16554 in the City of San Antonio, Bexar County, Texas and Being the same tract of land described in deed recorded in Volume 12036, Page 295 of the Official Public Records of Bexar County, Texas and this 28.95 Acre Tract of Land being more particularly described as follows:

Commencing at the intersection of the northwest corner of Scenic Lake Drive and FM Loop 1604, S 74° 28' 02" E, 993.86 feet along the southeasterly right of way of Scenic Lake Drive to a Point of Beginning of said property described as follows:

Thence: N 16° 20' 50" E, 615.61 feet to a point for an angle point;

Thence: N 25° 11' 22" W, 469.74 feet to point for an angle point;

Thence: N 72° 42' 59" E, 368.23 feet to a point;

Thence: N 72° 42' 59" E, 50.00 feet to point for an angle point;

Thence: S 17° 17' 01" E, 439.32 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 593.76 feet having a central angle of 90° 00' 00", with a radius of 378.00 feet and a chord length of 534.57 feet, which bears S 62° 17' 01" E to a point for a point of tangency;

Thence: N 72° 42' 59" E, 246.87 feet to a point for an angle point;

Thence: S 26° 13' 45" E, 864.92 feet to a point for an angle point;

Thence: S 47° 52' 29" E, 247.69 feet to a point for an angle point;

Thence: S 58° 35' 35" E, 233.80 feet to a point for an angle point;

Thence: S 50° 40' 22" E, 82.14 feet to a point for an angle point;

Thence: N 74° 18' 20" W, 1120.04 feet along the northwesterly right of way of Scenic Lake Drive to a point for an angle point;

Z2007004

Thence: N 74° 28' 02" W, 999.44 feet along the northwesterly right of way of Scenic Lake Drive to a Point of Beginning and containing 28.95 Acres of Land more or less for a Zoning Exhibit

Dated: November 28, 2006

Z2007004

ZONING EXHIBIT
FIELD NOTE DESCRIPTION
FOR A
15.53 ACRE TRACT

Area 2

Being 15.53 Acres of Land out of the J.F. Shepherd Survey No. 314, Abstract No. 678, County Block 5082, now New City Block 16554 in the City of San Antonio, Bexar County, Texas and Being the same tract of land described in deed recorded in Volume 12036, Page 295 of the Official Public Records of Bexar County, Texas and this 15.53 Acre Tract of Land being more particularly described as follows:

Commencing at a Hwy. Concrete Monument found at the southwest flared corner at the southwest intersection corner of F.M. Loop 1604 and Graytown Road;

Thence: N 59° 22' 34" E, 68.83 feet leaving the southwest flared corner of F.M. Loop 1604 and along the north east right of way line of Graytown Road to a Hwy. Concrete Monument found;

Thence: S 74° 28' 12" E, 591.19 feet along the east right of way of Graytown Road to a Point of Beginning;

Thence: S 74° 28' 12" E, 653.70 feet along the east right of way of Graytown Road to a point on the northwesterly corner of Lot P-4;

Thence: S 15° 30' 28" W 1000.88 feet along the west property line of Lot P-4 to a point for an angle point;

Thence: N 83° 05' 33" W, 435.85 feet to a point for an angle point;

Thence: N 24° 55' 12" W, 114.66 feet to a point for angle point,

Thence: S 65° 04' 48" W, 195.58 feet to a point for an angle point;

Thence: N 15° 31' 59" E, 1105.86 feet to a Point of Beginning and containing 15.53 Acres of Land more or less, For a Zoning Exhibit.

Dated: November 28, 2006.

Z2007004

Areas B & C

ZONING EXHIBIT
FIELD NOTE DESCRIPTION
FOR A
39.01 ACRE TRACT

Being 39.01 Acres of Land out of the J.F. Shepherd Survey No. 314, Abstract No. 678, County Block 5082, now New City Block 16554 in the City of San Antonio, Bexar County, Texas and Being the same tract of land described in deed recorded in Volume 12036, Page 295 of the Official Public Records of Bexar County, Texas and this 39.01 Acre Tract of Land being more particularly described as follows:

Commencing at a point at the southwest corner of Lot 8 Block 2, N.C.B. 17699, Clearview Ranchettes Subdivision (Volume 9557, Page 200), S 29° 45' 53" W, 1,443.57 feet along the southwesterly right of way line of Boenig Drive to a Point of Beginning;

Thence: S 29° 45' 53" W, 837.47 feet along the southwesterly right of way line of Boenig Drive to an angle point;

Thence: S 67° 38' 40" W, 78.60 feet to a point of intersection of Boenig Drive and Scenic Lake Drive to a point for an angle point;

Thence: N 74° 18' 20" W, 688.50 feet to a point along the northwest right of way line of Scenic Lake Drive for an angle point;

Thence: N 07° 13' 10" E, 466.87 feet to a point for an angle point;

Thence: N 57° 56' 32" W, 878.51 feet to a point for an angle point;

Thence: N 25° 33' 42" W, 366.72 feet to a point for an angle point;

Thence: N 04° 41' 24" E, 71.76 feet to a point for an angle point;

Thence: N 72° 42' 59" E, 430.95 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 147.33 feet having a central angle of 24° 07' 05", with a radius of 350.00 feet and a chord length of 146.24 feet, which bears N 84° 46' 32" E to a point for a point of tangency;

Thence: S 83° 09' 56" E, 544.30 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 224.95 feet having a central angle of 62° 52' 21", with a radius of 205.00 feet and a chord length of 213.84 feet, which bears S 51° 43' 45" E to an iron pin found for a point of tangency;

Z2007004

Thence: S 20° 17' 35" E, 284.69 feet to a point for a point of curvature of a curve to the right;

Thence: With said curve to the right an arc distance 209.13 feet having a central angle of 39° 56' 24", with a radius of 300.00 feet and a chord length of 204.92 feet, which bears S 40° 15' 47" E to an iron pin found for a point of tangency;

Thence: S 60° 13' 59" E, 567.84 feet to the Point of Beginning and containing 39.01 Acres of Land more or less for a Zoning Exhibit.

Dated: November 28, 2006.

Affidavit of Publisher

PUBLIC NOTICE

**ORDINANCE
2007-01-04-0027**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 151.24 acres out of NCB 16554, TO WIT: From "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi Family District and "NP-10" Neighborhood Preservation District 10 to "R-5" Residential Single Family District on 67.96 acres, "R-6" Residential Single Family District on 67.75 acres, and "C-2" (CD-Storage Facility) Commercial District with conditional use for a mini warehouse on 15.53. *THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00*.
1/10

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

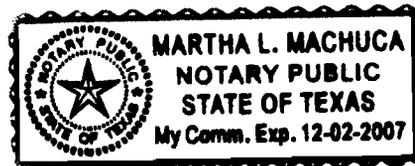
Before me, the undersigned authority, on this day personally appeared Helen I. [redacted] by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, general circulation in the City of San Antonio, in the State and County aforesaid, an Ordinance 2007-01-04-0027 here to attached has been published in every issue newspaper on the following days, to wit:

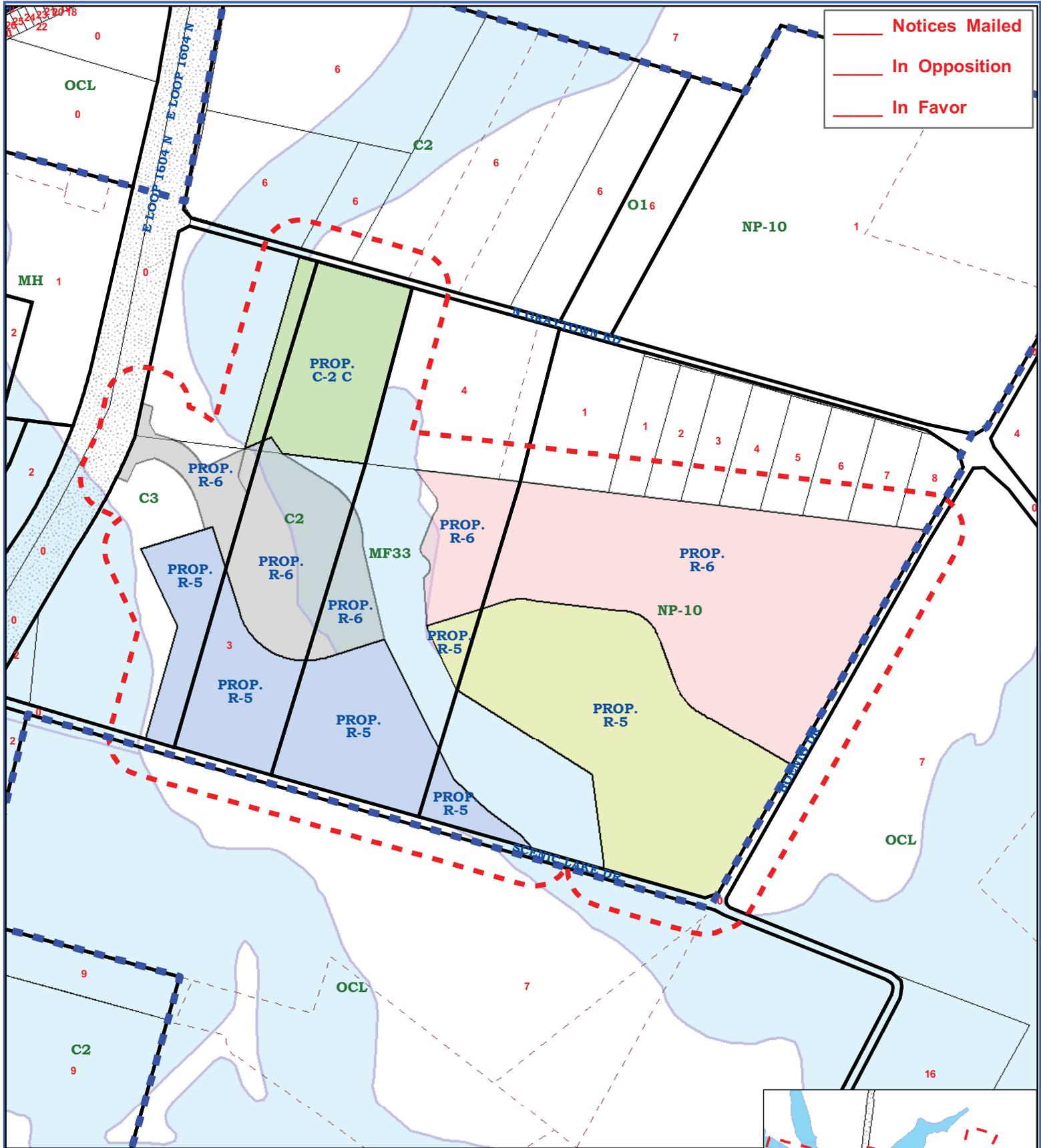
01/10/2007.

Helen I. [redacted]

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

Martha L. Machuca

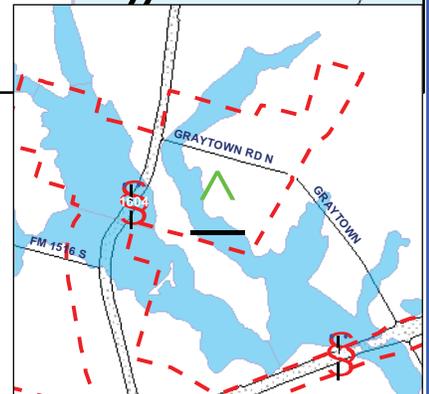




**ZONING CASE:
Z2007-004**

City Council District: 2
Date: January 4, 2007
Scale: 1" = 700'

■ Subject Property
 ○ 200' Notification



Dec_7_2006

Z2007004

ZONING CASE NUMBER Z2007004 (Council District 2) – December 5, 2006

The request of 1604 Blackland Farms, Ltd., Applicant, for 1604 Blackland Farms, Ltd., Owner(s), for a change in zoning from “C-3” General Commercial District, “C-2” Commercial District, “MF-33” Multi Family District and “NP-10” Neighborhood Preservation District 10 to “R-5” Residential Single Family District on 67.96 acres, “R-6” Residential Single Family District on 67.75 acres, and “C-2” (CD-Storage Facility) Commercial District with conditional use for a mini warehouse on 15.53 acres, NCB 16554 on 151.24 acres out of NCB 16554, Corner of East Loop 1604 North and Scenic Lake Drive. Staff recommended denial.

Wayne Flores, representative, proposing to develop a single-family subdivision.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Sherrill to find consistent with the neighborhood plan.

(A verbal vote was taken)

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Briones

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Wright to recommend approval with the condition that the Traffic Impact Analysis that has been submitted would be reviewed by staff and sent to Council for deliberation.

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Briones

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



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

Agenda Item # Z-10
Council Meeting Date: 1/4/2007
RFCA Tracking No: R-882

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Zoning Case Z2007004

SUMMARY:

Zoning Request: From "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi Family District and "NP-10" Neighborhood Preservation District 10 to "R-5" Residential Single Family District on 67.96 acres, "R-6" Residential Single Family District on 67.75 acres, and "C-2" (CD-Storage Facility) Commercial District with conditional use for a mini warehouse on 15.53 acres, NCB 16554

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: December 05, 2006

Owner: 1604 Blackland Farms, Ltd.

Applicant: 1604 Blackland Farms, Ltd.

Property Location: 151.24 acres out of NCB 16554
Southeast Corner of East Loop 1604 North and Graytown Road

Proposal: To develop a single family subdivision

Neighborhood Association: None

Neighborhood Plan: I10 East Corridor Perimeter Plan

Traffic Impact Analysis: A Traffic Impact Analysis is not required.

ISSUE:

This case is not considered to be controversial. However, zoning staff did request that the applicant submit a Level 3 Traffic Impact Analysis during the rezoning process. Zoning

Commission was aware of this, and requested that staff review the Traffic Impact Analysis before the date of the Council hearing. Staff has received the document from the applicant and is currently in the process of reviewing it. Upon favorable review of the analysis by zoning staff, staff recommendation on the case would likely be for approval.

ALTERNATIVES:

A Denial of the request will not allow the proposed land use.

FISCAL IMPACT:

None. All zoning fees have been paid by the applicant.

RECOMMENDATION:

Zoning Staff recommends Denial. Zoning Commission (8-0) recommends Approval

The IH 10 East Corridor Perimeter Plan calls for neighborhood commercial, single family residential, multi family residential, and parks/open space land uses on the subject property. The requested zoning designations are consistent with the Corridor plan.

The subject property is currently undeveloped. To the north of the subject property exists C-2 Commercial zoning and NP-10 Neighborhood Preservation zoning. To the west exists NP-10 Neighborhood Preservation zoning as well as MH Manufactured Housing District zoning. To the northwest, east and south of the subject property exists property outside the City Limits of San Antonio.

This request for rezoning is not compatible with the surrounding area. This zoning request would allow single family residential land uses at a greater density than currently exists under the NP-10 Neighborhood Preservation District designations on the eastern portion of the subject property. In the center of the subject property, this request would allow for decreased density (From MF-33 Multi Family zoning to R-5 and R-6 Single Family zoning).

In addition, on the western portion of the subject property which abuts Highway Loop 1604, this would allow for residential zoning instead of the current commercial district designation. The request for C-2 CD commercial zoning with a conditional use for a mini warehouse is compatible with the surrounding zoning. However, due to traffic concerns, zoning staff does not currently support rezoning the subject property to the requested zoning designations.

Zoning staff requests submittal of a Level 3 Traffic Impact Analysis for the subject property. In addition, zoning staff encourages the applicant to go forward with the Master Development Plan process, a process which will be required at a later phase in the development, in order to obtain review from various sections such as stormwater and streets. The review from these sections would be necessary, in this case, for a reasonable recommendation to be made from zoning staff.

ATTACHMENT(S):

File Description	File Name
ZC Minutes	Z2007004.pdf
Location Map	Z2007-004.pdf
Ordinance/Supplemental Documents	200701040027.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director (Interim) Development Services

APPROVED FOR COUNCIL CONSIDERATION:

Jelynn Burley Deputy City Manager

