

AN ORDINANCE 2008-09-04-0771

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:

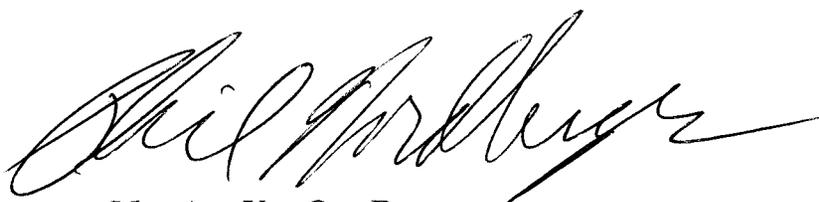
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 1 and the South 40 feet of Lot 2, Block 8, NCB 583 from "H C-1" Historic Light Commercial District and "H RM-4" Historic Residential Mixed District to "H RM-4" Historic Residential Mixed 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 14, 2008.

PASSED AND APPROVED this 4th 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**

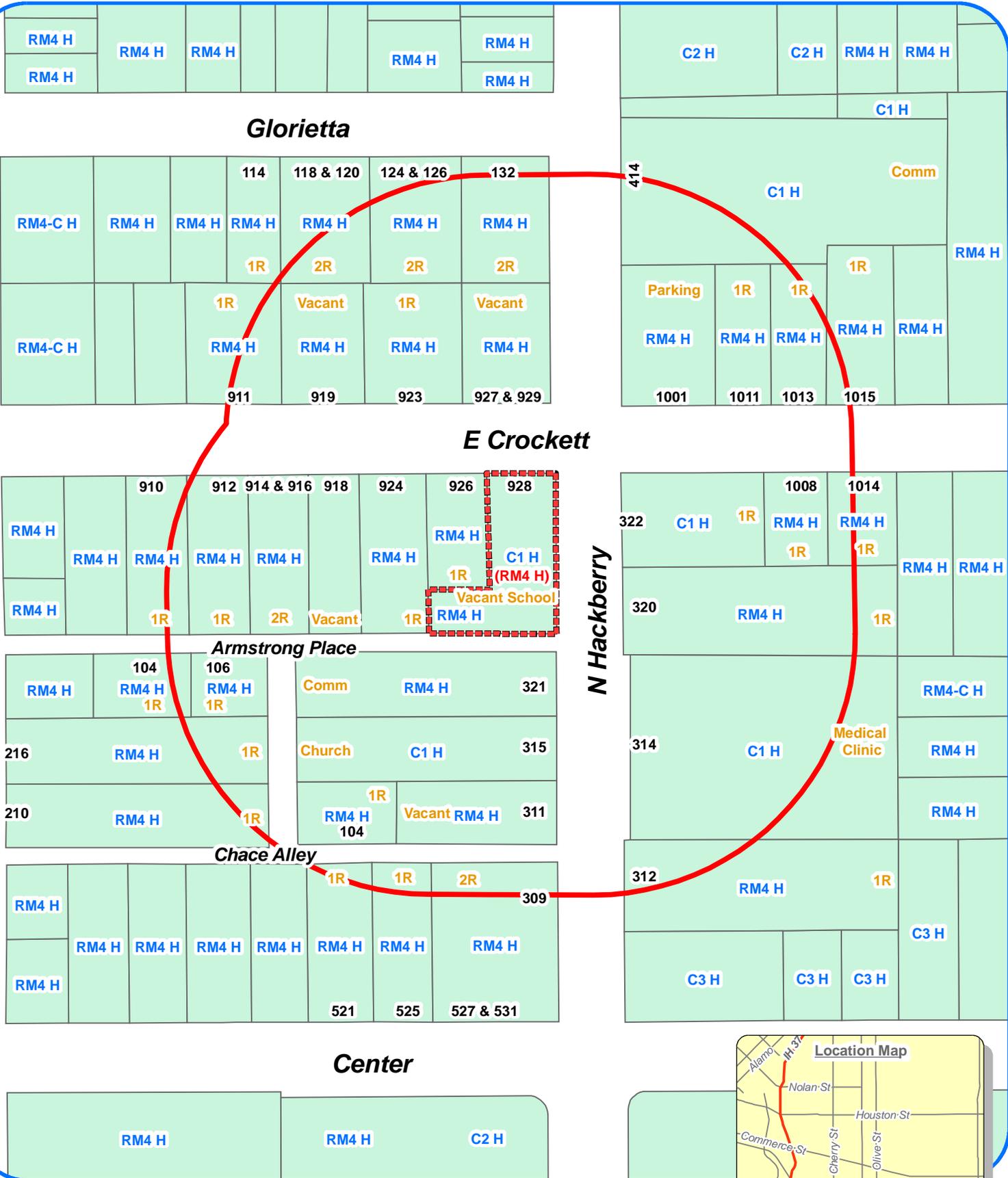
City of San Antonio



Agenda Voting Results - Z-2

Name:	P-1, Z-1, Z-2
Date:	09/04/2008
Time:	03:49:38 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008166 (District 2): An Ordinance changing the Zoning District Boundary from "H C-1" Light Commercial Historic District and "H RM-4" Residential Mixed Historic District to "H RM-4" Residential Mixed Historic District on Lot 1 and the South 40 feet of Lot 2, Block 8, NCB 583 located at 928 East Crockett Street. 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			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x				x
Justin Rodriguez	District 7	x					
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



Zoning Case Notification Plan

Case Z-2008-166

Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot: 1 & 3.40 ft of lot 2 Block: 008 NCB: 583

Legend

Subject Property (0.711 Acres)

200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/22/2008)

Z2008166

ZONING CASE NUMBER Z2008166 (Council District 2) – June 3, 2008

The request of Arturo and Perla Vallejo, Applicant, for Arturo and Perla Vallejo, Owner(s), for a change in zoning from H “C-1” Light Commercial Historic District and H “RM-4” Residential Mixed Historic District to H “RM-4” Residential Mixed Historic District on Lot 1 and the south 40 feet of Lot 2, Block 8, NCB 583, 928 E. Crockett. Staff recommends approval.

This case was approved by consent.

Staff stated there were 38 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Myers to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-2
Council Meeting Date: 9/4/2008
RFCA Tracking No: R-3761

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Zoning Case Z2008166

SUMMARY:
From "H C-1" Light Commercial Historic District and "H RM-4" Residential Mixed Historic District to "H RM-4" Residential Mixed Historic District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: June 03, 2008

Applicant: Arturo and Perla Vallejo
Owner: Arturo and Perla Vallejo

Property Location: 928 East Crockett Street

Lot 1 and the South 40 feet of Lot 2, Block 8, NCB 583

The southwest corner of East Crockett and North Hackberry Streets

Proposal: To allow for residential development

Neighborhood Associatio: Dignowity Hill Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current mixed zoning, prohibiting the proposed residential development.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

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

The applicant is requesting a zoning change to allow a residential development. This request is consistent with the Downtown Neighborhood Plan which identifies future land use designations as Mixed Use.

The proposed rezoning is located in east San Antonio, a few blocks from the Downtown area on the corner of East Crockett Street and North Hackberry Street. The subject property was annexed in 1938, totals approximately 0.1711 of an acre and it is currently developed with a commercial building. This structure was utilized by a school at one point in the past and currently it is uninhabitable. Following the adoption of the Unified Development Code in 2002, the existing "H C-1" Commercial Historic District and "H RM-4" Residential Mixed Historic District converted from "H B-1" and "H R-2" respectively. The subject property is also within Dignowity Neighborhood Association. The surrounding zoning consists of "H RM-4" Residential Mixed Historic District to the south, west and north. Properties to the east, across North Hackberry Street, are zoned "H RM-4" and the "H C-1". This portion of North Hackberry Street has mixed use neighborhood characteristics that includes residential units and institutional uses like a church, family advocacy services and the Carver Academy. Uses along East Crockett Street and Armstrong Place are predominantly single-family or low-density multi-family (duplex) residential uses.

The applicant has applied for "H RM-4" Residential Mixed Historic District to allow the existing structure to be used as a residential unit. This development will be consistent with the existing neighborhood character. Also, much needed infill and housing rehabilitation in this area will contribute in a positive manner to the neighborhood. The requested zoning change conforms to the existing uses and the future land use plan. Due to these factors, "H RM-4" is appropriate for this location.

ATTACHMENT(S):

File Description	File Name
Location map	Z2008166.pdf
Zoning Commission Minutes	Z2008166.pdf
Voting Results	
Ordinance/Supplemental Documents	200809040771.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager