

AN ORDINANCE 101893

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:

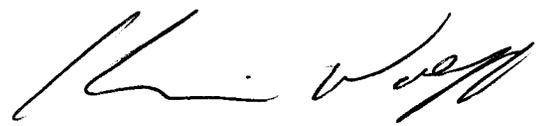
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 5, Block 1, NCB 10867 from "R-4" Residential Single Family District to "MH" Manufactured Housing District.

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.

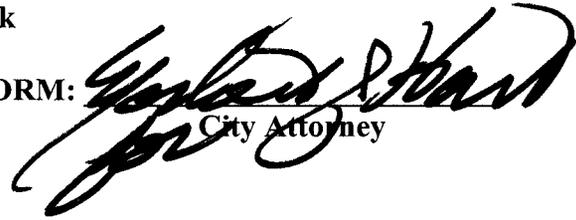
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective on December 25, 2005.

PASSED AND APPROVED this 15th day of December, 2005.


M A Y O R
for

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-4.

Date: 12/15/05

Time: 04:24:37 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005251 (District 3): An Ordinance changing the zoning boundary from "R-4" Residential Single Family District to "MH" Manufactured Housing District on Lot 5, Block 1, NCB 10867, 7701 Shetland Drive as requested by Rogelio Ibarra, Applicant, for Rogelio Ibarra and Sara, Owner(s). Staff and Zoning Commission have recommended 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		x		

CASE NO: Z2005251

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 3

Ferguson Map:

Applicant:

Rogelio Ibarra

Owner:

Rogelio Ibarra and Sara

Zoning Request: From "R-4" Residential Single Family District to "MH" Manufactured Housing District

Lot 5, Block 1, NCB 10867

Property Location:

7701 Shetland Drive

South corner of Shetland Drive and Blythe Avenue

Proposal:

Double Wide Manufactured Home

Neighborhood Association:

Highland Forest Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is in a residential subdivision containing site built dwellings, vacant lots and a few manufactured homes. The subject property is currently undeveloped. The existing zoning in the area is "R-4" Residential Single Family District and "MH" Manufactured Housing District. A manufactured home would be appropriate at this location. Manufactured homes design and installation criteria regulations are designed to provide adequate protection both for the manufactured homes and for the surrounding development.

The applicant is currently living in a manufactured home located at 25545 Dunes in south Bexar County. The zoning change will allow the applicant to move the manufactured home to 7701 Shetland Drive.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005251

ZONING CASE NO. Z2005251 -- November 15, 2005

Applicant: Rogelio Ibarra

Zoning Request: "R-4" Residential Single Family District to "MH Manufactured Housing District.

Rogelio Ibarra, 25545 Nunes, representing the owner, stated that he proposes to place a mobile home on the subject property. He further stated that they propose to place the mobile home on a foundation and they will also be fencing the area around the mobile home.

OPPOSE

Anita Cisneros, 1515 Cinderella, stated that she is representing her sister, Mary Kerney who lives next to the subject property. She further stated that the other mobile homes in the area are not kept up and they look very trashy looking.

REBUTTAL

Rogelio Ibarra, 25545 Nunes, stated that they will be relocating the mobile home on the property where his parents will be living. He stated that his parents are elderly and have health problems and that is the reason that they are relocating the mobile home to the subject property.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and the Highland Forest Neighborhood Association is in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Farias and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 5, Block 1, NCB 10867 at 7701 Shetland Drive.
2. There were 18 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

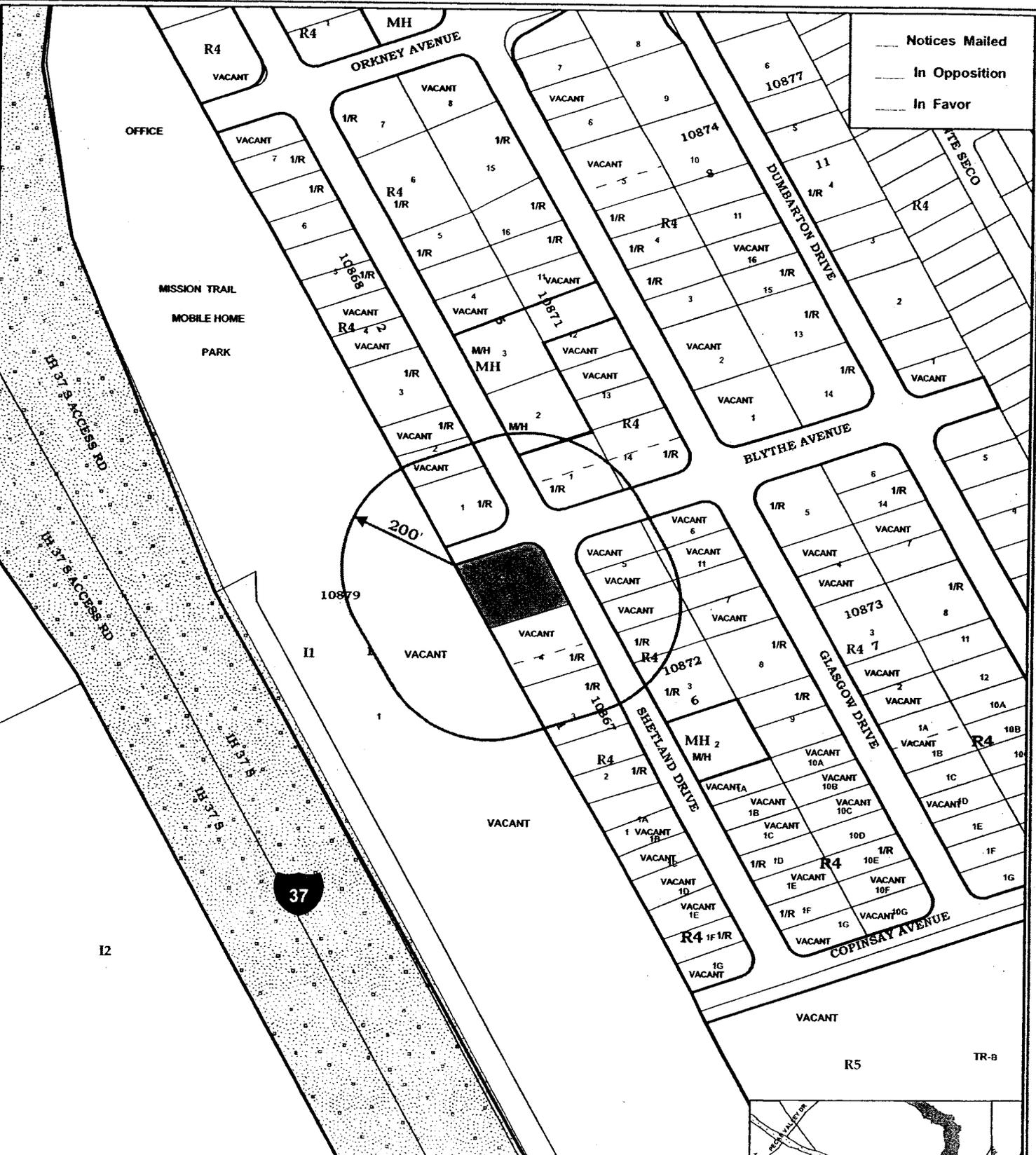
AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

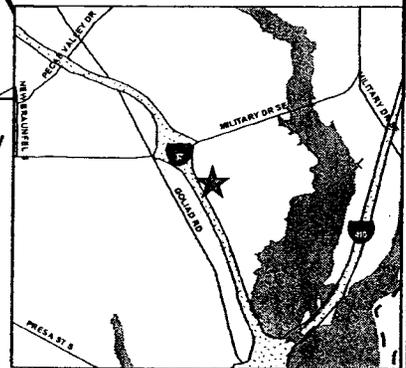


--- Notices Mailed
 --- In Opposition
 --- In Favor

■ Subject Property
 ○ 200' Notification



C:\Nov. 1, 2005



ZONING CASE: Z2005-251

City Council District No. 3
 Requested Zoning Change
 from "R-4" To "MH"
 Date: December 15, 2005
 Scale: 1" = 200'