

AN ORDINANCE 2006-05-18-0623

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 the West 111.7 Feet of Lot 72, the East 100 Feet of Lot 72, the West 75 Feet of Lot 73, the South 120 Feet of the East 118.3 Feet of Lot 73, and the North 100 Feet of the East 118.3 Feet of Lot 73 out of NCB 11884 from "R-5" Residential Single Family District and "MF-33" Multi-Family District to "C-2" 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 on May 28, 2006.

PASSED AND APPROVED this 18th day of May, 2006.

ATTEST:

Lucia M. Vacek
City Clerk

Phil Hardberger
M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:

Dusan Dui
City Attorney
for

Agenda Voting Results

Name: Z-18.

Date: 05/18/06

Time: 06:46:24 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006071 (District 9): An Ordinance amending the zoning district boundary from "R-5" Residential Single Family District and "MF-33" Multi-Family District to "C-2" Commercial District on The West 111.7 Feet of Lot 72, the East 100 Feet of Lot 72, the West 75 Feet of Lot 73, the South 120 Feet of the East 118.3 Feet of Lot 73, and the North 100 Feet of the East 118.3 Feet of Lot 73 out of NCB 11884. 1422, 1434, 1442 and 1446 E. Sandalwood Lane as requested by Peter Markwardt, Applicant, for Edgar and Maxine Markwardt, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
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	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006071

Staff and Zoning Commission Recommendation - City Council

zoning consists of about one-half acre, permitting about 4 single-family units if developed for residential use. All vehicular traffic generated by the residential development of these properties would require direct ingress and egress to Sandalwood Lane. To the west, Sandalwood Lane ends at a large parcel with an existing home improvement center. However, there is no direct access to that property from Sandalwood Lane, as that use fronts on Sunset Road.

The existing apartment complex to the west has multi-family zoning that dates to 1968. Most of the remaining residential lots fronting on Sandalwood have single-family dwellings with construction dates ranging from the 1930's through the early 1970's. The vacant lot directly across the street at 1443 Sandalwood is currently used for vehicle storage and there is a second vacant lot at 1523 Sandalwood zoned C-3 NA SUP. This zoning dates to 1986 and was approved for an outdoor storage yard.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207.5876

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006071

ZONING CASE NO. Z2006071 – April 18, 2006

Applicant: Peter Markwardt

Zoning Request: “R-5” Residential Single Family District and “MF-33” Multi Family District to “C-2” Commercial District.

Peter Markwardt, 359 W. Sunset, representing the owner, stated the purpose of this request is to construct a commercial center. He stated he has been in contact with the surrounding neighbors and has collected a petition expressing their support. He further stated this project is consistent with the surrounding using and does not feel this would have a negative impact on the community.

FAVOR

Ed Markwardt, 359 W. Sunset, stated he is in support and does not see this project to negatively affect the neighborhood.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 15 returned in favor.

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 Wright and seconded by Commissioner Marshall to recommend approval.

1. Property is located on the west 111.7 feet of Lot 72, the east 100 feet of Lot 72, the west 75 feet of Lot 73, the south 120 feet of the east 118.3 feet of Lot 73 and the north 100 feet of the east 118.3 feet of Lot 73 out of NCB 11884 at 1422, 1434, 1442 and 1446 E. Sandalwood Lane.
2. There were 33 notices mailed, 1 returned in opposition and 15 in favor.
3. Staff recommends denial.

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

Z2006071

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing

