

AN ORDINANCE 2006-04-20-0524

**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 "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the South 93 Feet of Lot 7 and South 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the North 76 Feet of Lot 8, Block 219, NCB 3946.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 3.** The City Council finds that shall be no ingress or egress from Viendo Street, to insure compatibility with the surrounding properties.

**SECTION 4.** 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 5.** 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 6.** This Ordinance shall become effective on April 30, 2006.

**PASSED AND APPROVED** this 20th day of April, 2006.



M A Y O R

PHIL HARDBERGER

ATTEST:

  
City Clerk

APPROVED AS TO FORM:



For City Attorney

# Agenda Voting Results

**Name:** Z-2.

**Date:** 04/20/06

**Time:** 05:06:49 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006050 CD (District 1): An Ordinance amending the zoning district boundary from "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the South 93 Feet of Lot 7 and South 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the North 76 Feet of Lot 8, Block 219, NCB 3946, 1811 and 1815 West Hildebrand Avenue and 710 Viendo Street as requested by Candelario R. Alvarado, Applicant, for Candelario R. Alvarado and Marcelina and Sonnia O. Garza, Owner(s). Staff and Zoning Commission recommend 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 <i>gz</i>		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2006050 CD

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from March 7, 2006

**Date:** April 20, 2006

**Zoning Commission Meeting Date:** March 21, 2006

**Council District:** 1

**Ferguson Map:** 582 A7

**Applicant:**

**Owner:**

Candelario R. Alvarado

Candelario R. Alvarado and Marcelina and Sonia O. Garza

**Zoning Request:**

From "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the south 93 feet of Lot 7 and south 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the north 76 feet of Lot 8, Block 219, NCB 3946

South 93 feet of Lot 7, south 110 feet of Lot 8 and north 76 feet of Lot 8, Block 219, NCB 3946

**Property Location:**

1811 and 1815 West Hildebrand Avenue and 710 Viendo Street

Between West Hildebrand Avenue and Viendo Street

**Proposal:**

Law offices

**Neighborhood Association**

Los Angeles Heights Neighborhood Association

**Neighborhood Plan:**

Near Northwest Community Plan

**Traffic Impact Analysis**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent

The proposed zoning district conforms to the Near Northwest Community Plan. The land use for this site is Neighborhood Commercial.

Approval of the "NC" Neighborhood Commercial District and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot.

Two of the properties are located on West Hildebrand Avenue a major thoroughfare ( two single-family dwellings) . The other property is located on Viendo Street a Local Access Street (vacant). The subject properties are adjacent to "R-4" Residential Single-Family District to the east and across Viendo to the north, "C-2" Commercial District to the west across West Hildebrand Avenue to the south (HEB). This district provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The "R-4" (CD-Non-Commercial Parking Lot) is to construct a Non-Commercial Parking Lot for the businesses. The Non-Commercial Parking Lot will required a fence six feet in height in addition to landscaping.

**Zoning Commission Recommendation:**

Approval

VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

