

AN ORDINANCE 2006-06-15-0730

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 16, NCB 11149 from "I-1" General Industrial District to "RM-4" 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 on June 25, 2006.

PASSED AND APPROVED this 15th day of June, 2006.

[Handwritten Signature]
For - M A Y O R

ATTEST: *[Handwritten Signature]*
City Clerk

APPROVED AS TO FORM: *[Handwritten Signature]*
For City Attorney

Agenda Voting Results

Name: Z-3.

Date: 06/15/06

Time: 07:31:55 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006114 (District 3): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "RM-4" Residential Mixed District on Lot 16, NCB 11149, 557 West Chavaneaux Road as requested by Americo and Melba Garcia, Applicant, for Americo and Melba Garcia, 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	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006114

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: May 16, 2006

Council District: 3

Ferguson Map: 682 A4

Applicant:

Owner:

Americo and Melba Garcia

Americo and Melba Garcia

Zoning Request: From "I-1" General Industrial District to "RM-4" Residential Mixed District

Property Location: Lot 16, NCB 11149

557 West Chavaneaux Road

Chavaneaux Road, between Garnett Road and Commercial Avenue

Proposal: To build a home

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

Residential zoning exists to the north of the property, consisting largely of vacant lots and large lot residences. Commercial and industrial zoning exists to the east and west of the property, while Chavaneaux Road borders the property to the south. Loop 410 is located further south of the subject property.

The requested zoning is in character with the surrounding zoning to the north. While adjacent properties along Chavaneaux Road are zoned industrial and commercial, the subject property is an established residence, and RM 4 Mixed Residential District zoning would not detract from the surrounding, which is largely undeveloped.

Zoning Commission Recommendation:

Approval

CASE MANAGER : David Clear 207-3074

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006114

ZONING CASE NO. Z2006114 – May 16, 2006

Applicant: Americo and Melba Garcia

Zoning Request: "I-1" General Industrial District to "RM-4" Residential Mixed District.

Americo Garcia, 415 Bailey, representing his parents, stated the purpose of this zoning request is to build a home for his parents on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 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 Gadberry and seconded by Commissioner Marshall to recommend denial.

1. Property is located on Lot 16, NCB 11149 at 557 West Chavaneaux Road.
2. There were 6 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

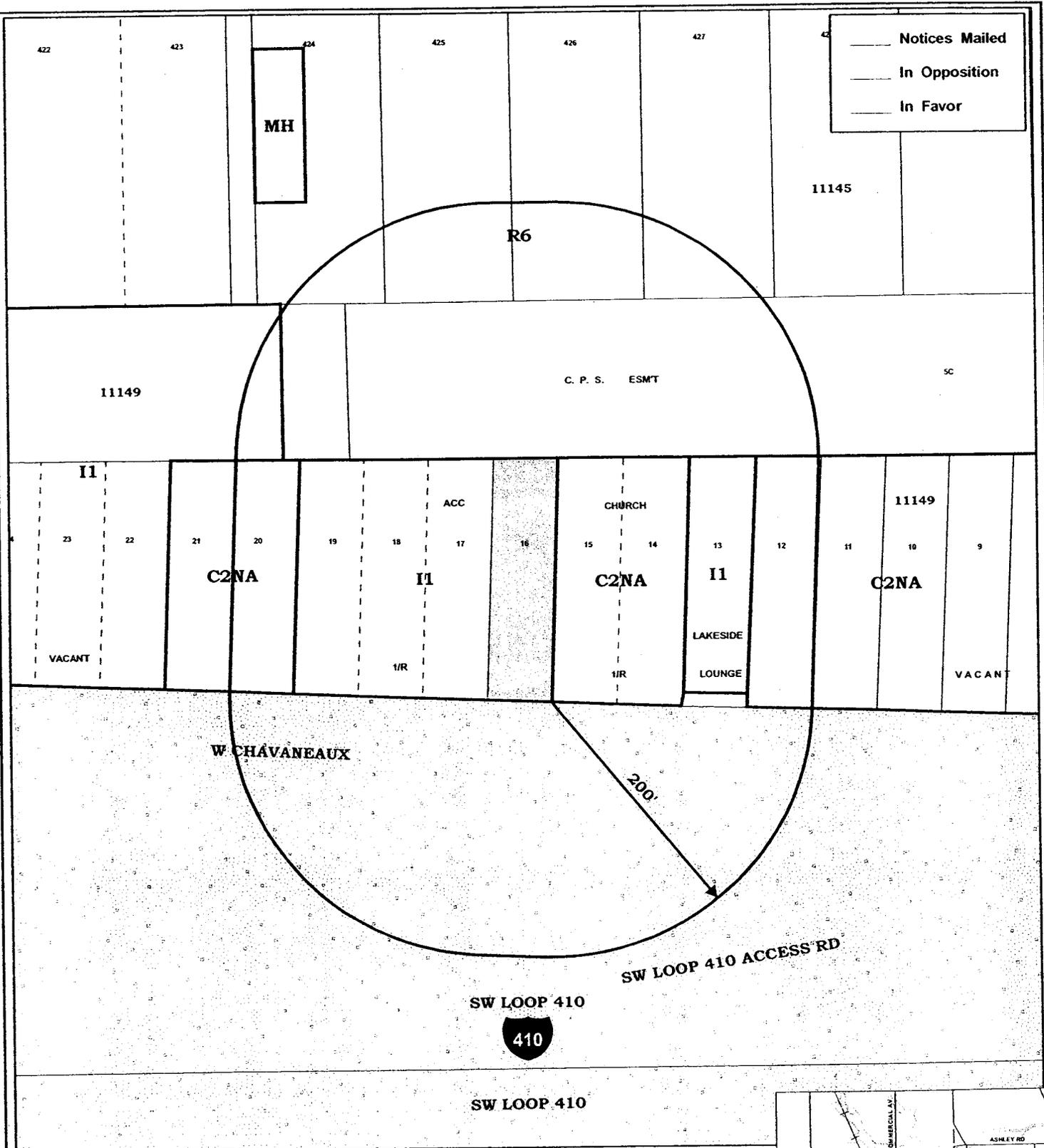
**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Wright, Martinez, Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

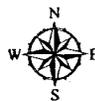


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2006-114

City Council District No. 3
 Requested Zoning Change
 From "I-1"
 To "RM-4"
 Date: June 15, 2006
 Scale: 1" = 100'

- Subject Property
- 200' Notification



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