

5I

AN ORDINANCE **99244**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2004122

The rezoning and reclassification of property from R-6 Residential Single-Family District to C-2 Commercial District on the property listed as follows:

5.980 Acres out of NCB 13964

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection .

PASSED AND APPROVED this 27th day of May, 2004.

Ron Alzouma

M A Y O R

EDWARD D. GARZA

ATTEST:

Felicia L. Hedem
City Clerk

APPROVED AS TO FORM:

Robert J. Ward
CITY ATTORNEY

04-21

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
CITY PUBLIC SERVICE – MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE – ASSESSOR
FINANCE – CONTROLLER
FINANCE – GRANTS
FINANCE – PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT –NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 51
 DATE: MAY 27 2004
 MOTION: Perf Radle
 ORDINANCE NUMBER: 99244
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: Z2004122
 TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1		<i>absent</i>	
JOEL WILLIAMS District 2		<input checked="" type="checkbox"/>	
RON SEGOVIA District 3		<input checked="" type="checkbox"/>	
RICHARD PEREZ District 4		<input checked="" type="checkbox"/>	
PATTI RADLE District 5		<input checked="" type="checkbox"/>	
ENRIQUE M. BARRERA District 6		<input checked="" type="checkbox"/>	
JULIAN CASTRO District 7		<input checked="" type="checkbox"/>	
ART A. HALL District 8		<input checked="" type="checkbox"/>	
CARROLL SCHUBERT District 9		<input checked="" type="checkbox"/>	
CHRISTOPHER "CHIP" HAASS District 10		<i>absent</i>	
EDWARD D. GARZA Mayor		<i>absent</i>	

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval

04-21

PUBLIC NOTICE

AN ORDINANCE 99244

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.980 Acres out of NCB 13964, From R-6 Residential Single-Family District to C-2 Commercial District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

6/9

Affidavit of Publisher

STATE OF TEXAS,

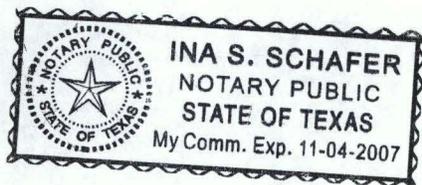
COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. [redacted] by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the City of San Antonio-City Clerk-Ordinance 99244 hereto attached has been published in every issue of said newspaper on the following days, to-wit: June 9, 2004.

Helen I. [redacted]

Sworn to and subscribed before me this 9th day of June, 2004.



Ina S. Schaffer

Notary Public in and for Bexar County, Texas

Z2004122

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
5.980 ACRES

FIELD NOTES describing a 5.980 acre tract being a part of that 1402.40 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in Volume 7211, Page 664, Real Property Records of Bexar County, Texas. Said 5.980 acre tract being more particularly described as follows:

- BEGINNING:** At a point in the proposed south right-of-way line of Billy Mitchell Drive (140 foot wide right-of-way) at the end of the curve return from the proposed east right-of-way line of Crickett Drive (86 foot wide right-of-way);
- THENCE:** S 84°04'26" E a distance of 366.91 feet along said Billy Mitchell Drive proposed right-of-way line to an angle point;
- THENCE:** S 05°55'34" W a distance of 11.82 feet leaving said Billy Mitchell Drive proposed right-of-way line to an angle point;
- THENCE:** N 84°04'26" W a distance of 14.33 feet to an angle point;
- THENCE:** S 39°46'45" W a distance of 3.75 feet to a point of curvature for a curve to the left;
- THENCE:** Along said curve to the left having a central angle of 35°38'58", a radius of 25.00 feet, a chord bearing of S 21°57'16" W, a chord distance of 15.31, and an arc length of 15.56 feet to a point of tangency;
- THENCE:** S 04°07'47" W a distance of 35.03 feet to an angle point;
- THENCE:** S 85°01'58" E a distance of 17.98 feet to an angle point;
- THENCE:** S 05°47'03" W a distance of 115.70 feet to an angle point;
- THENCE:** S 52°16'36" W a distance of 144.16 feet to an angle point;
- THENCE:** S 34°10'50" E a distance of 303.75 feet to a point in the proposed north right-of-way line of Duncan Drive (120 foot wide right-of-way);
- THENCE:** S 55°49'10" W a distance of 323.23 feet to a point of curvature for the curve return to the above referenced Crickett Drive;
- THENCE:** Along said curve to the right having a central angle of 87°53'47", a radius of 100.00 feet, a chord bearing of N 80°13'56" W, a chord distance of 138.80, and an arc length of 153.41 feet to a point of tangency;

Page 2
5.980 Acres

THENCE: N 36°17'03" W a distance of 56.27 feet along the proposed east right-of-way line of said Crickett Drive to a point of curvature for a curve to the right;

THENCE: Along said curve to the right having a central angle of 41°40'00", a radius of 207.00 feet, a chord bearing of N 15°27'03" W, a chord distance of 147.24, and an arc length of 150.53 feet to a point of tangency;

THENCE: N 05°22'57" E a distance of 506.81 feet to a point of curvature for the curve return to the above referenced Billy Mitchell Drive;

THENCE: Along said curve to the right having a central angle of 90°32'37", a radius of 25.00 feet, a chord bearing of N 50°39'16" E, a chord distance of 35.52, and an arc length of 39.51 feet to the POINT OF BEGINNING and containing 5.980 acres of land, more or less.

CASE NO: Z2004122

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 4

Ferguson Map: 649 A3

Appeal: No

Applicant:

City of San Antonio

Owner:

The Greater Kelly Development Authority

Zoning Request: From R-6 Residential Single-Family District to C-2 Commercial District
5.980 Acres out of NCB 13964

Property Location: 145 Duncan Drive
North of the intersection of Duncan Drive and South Crickett Drive

Proposal: KellyUSA development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. Subject property has an existing commercial/office building on it. There are two large paved parking lots to the north and south of the aforementioned commercial/office building. There is C-2 zoning and use across Billy Mitchell Boulevard to the north of subject property.

The requested zoning would be consistent with the emerging commercial node along Billy Mitchell Boulevard, and Gillmore Avenue.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2004122

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2004 APR 22 AM 8:17

City of San Antonio
Office of the City Council
Interdepartmental Correspondence Sheet

TO: Mayor and Councilmembers
FROM: Councilman Richard Perez, District 4
COPIES TO: City Manager; Acting City Clerk; Director of Development Services;
Director of Planning; Assistant to City Council; Assistants to the Mayor;
File
SUBJECT: Rezoning of 145 Duncan Drive

DATE: April 16, 2004

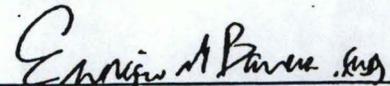
I request Council concurrence to direct the Department of Development Services staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation on May 18th 2004, and to the City Council for final action on May 27th 2004, the rezoning of a tract of land inside KellyUSA (formerly Kelly Air Force Base). This residentially zoned property is occupied by the Roberson Building. The Greater Kelly Development Authority acquired this property for further KellyUSA development.

The subject property is addressed at 145 Duncan Drive and comprises 5.980 acres specifically described in the attached metes and bounds description.

I request that the subject tract be rezoned from its current R-6 Residential Single-Family District classification to C-2 Commercial District.


RICHARD PEREZ, DISTRICT 4

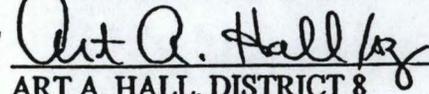

ED GARZA, MAYOR

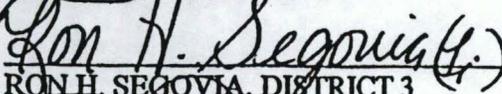

ENRIQUE BARRERA, DISTRICT 6

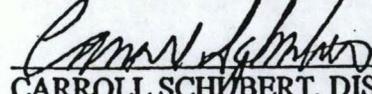
ROGER O. FLORES, DISTRICT 1

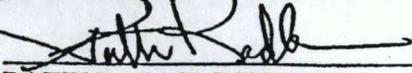
JULIAN CASTRO, DISTRICT 7

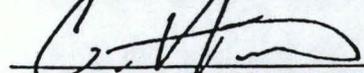

JOEL WILLIAMS, DISTRICT 2


ART A. HALL, DISTRICT 8


RON H. SEGOVIA, DISTRICT 3


CARROLL SCHUBERT, DISTRICT 9


PATTI RADLE, DISTRICT 5


CHIP HAASS, DISTRICT 10

Z2004122

ZONING CASE NO. Z2004122 – May 18, 2004

Applicant: City of San Antonio

Zoning Request: “R-6” Residential Single Family District to “C-2” Commercial District.

Andy Guerrero, 3134 Renker, representing the owner, stated he is requesting this change in zoning to allow for development by Kelly USA. He further stated the Planning Department staff would hold a public meeting to further discuss Kelly USA’s plans as well as the Master Plan of that area with the surrounding property owners.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Avila and seconded by Commissioner Dixon to recommend approval.

1. Property is located on 5.980 acres out of NCB 13964 at 145 Duncan Drive.
2. There were 2 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

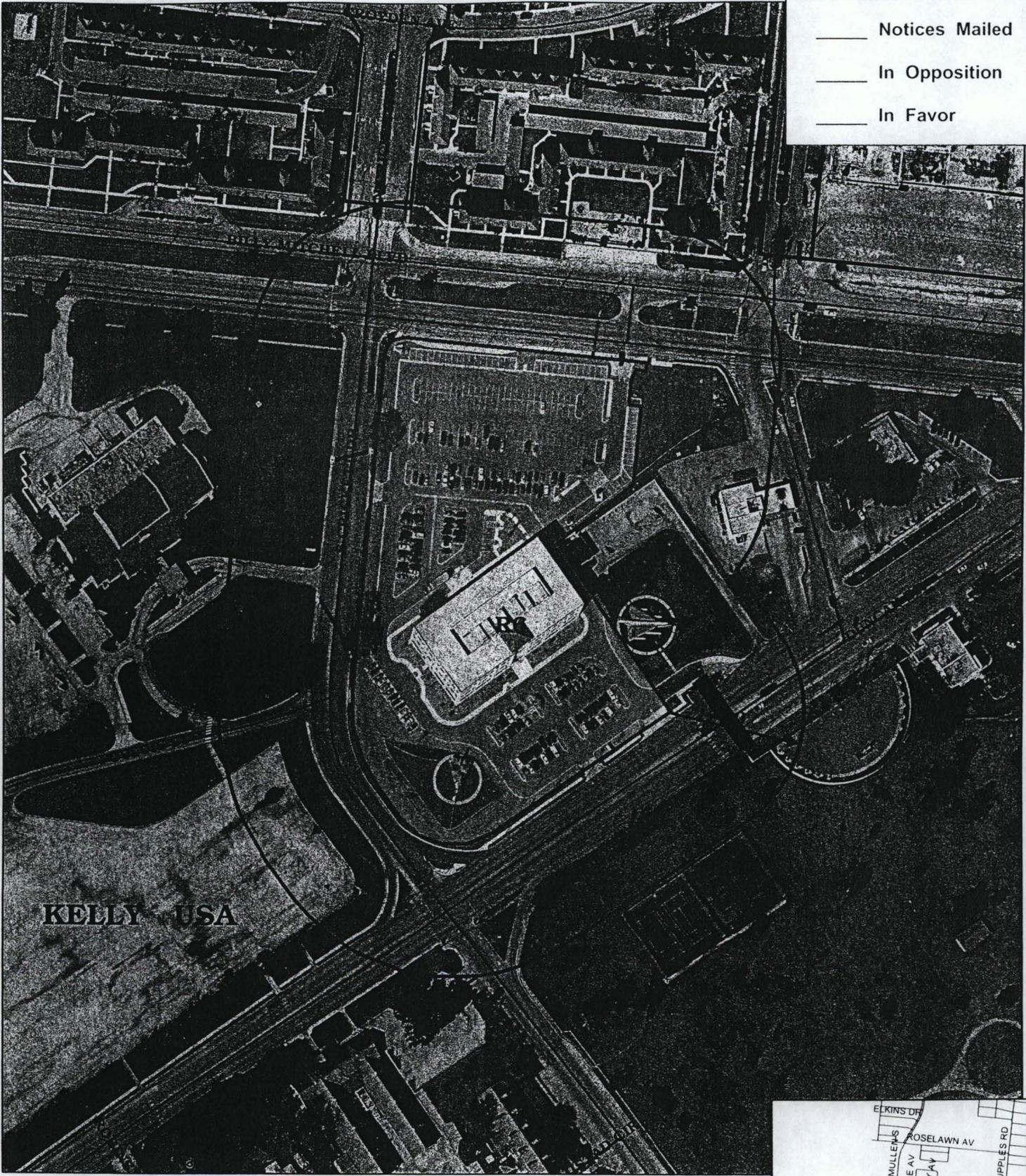
**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
Avila, Stribling, Peel**

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: Z2004-122

City Council District No. 4
 Requested Zoning Change
 From: "R-6" To "C-2"
 Date: May 18, 2004
 Scale: 1" = 200'

 Subject Property
 200' Notification

B-3
 p.649



C:\May_4_2004
 (A. Z.)

