

5k

AN ORDINANCE **99245**

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. Z2004046

The rezoning and reclassification of property from I-1 General Industrial District and C-3 Commercial District to R-5 Residential Single-Family District on the property listed as

75.679 acres out of NCB 15848

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 H. Garza
MAYOR
EDWARD D. GARZA

ATTEST:

Yolanda L. Ledezma
City Clerk

APPROVED AS TO FORM:

Yolanda L. Ledezma
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: _____

5K

DATE: _____

MAY 27 2004

MOTION: Bareau

Rodde

ORDINANCE NUMBER: _____

99245

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

Z2004-046

TRAVEL AUTHORIZATION: _____

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

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval

04-21

Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE 99245

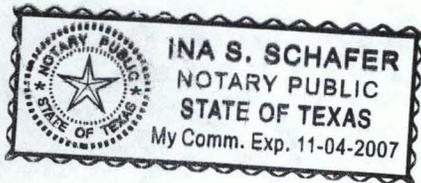
AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 75.679 acres out of NCB 15848, From I-1 General Industrial District and C-3 Commercial District to R-5 Residential Single-Family District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
6/9

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 99245 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. Schafer

Notary Public in and for Bexar County, Texas

22004-096

METES AND BOUNDS DESCRIPTION
FOR A
75.679 ACRE TRACT OF LAND

Being 75.679 acres of land out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329, N.C.B. 15848, situated in the City of San Antonio, Bexar County, Texas, and being out of Blocks 32,34, and 35 of Cable Ranch Subdivision according to plat thereof recorded in Volume 105, Page 162, of the Deed and Plat Records of Bexar County, Texas and being that same 75.675 acre tract of land tract as described in Volume 5659, Page 1048 of the Real Property Records of Bexar County, Texas, and said 75.679 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron pin set for a Southerly corner of this herein described 75.679 acre tract of land, a point of reverse curvature of a curve to the right, and being a Westerly corner of Cable Ranch Road as recorded in Volume 9503, Pages 185-187 of the Deed and Plat Records of Bexar County, Texas, and being in the North right-of-way line of Waters Edge, a 60 foot right-of-way as recorded in Volume 9507, Pages 96-98 of the Deed and Plat Records of Bexar County, Texas;

Thence with the North right-of-way line of Waters Edge Drive the following calls:

With a curve to the left having an arc length of 537.94 feet, a radius of 930.00 feet and a central angle of 33° 08' 29" to a 1/2" iron pin found for a point of reverse curvature;

Thence with a curve to the right having an arc length of 476.18 feet, a radius of 542.26 feet and central angle of 50° 18' 48" to a 1/2" iron pin with cap stamped "VICKREY" at a point of reverse curvature;

Thence with a curve to the left having an arc length of 396.37 feet, a radius of 740.00 feet and a central angle of 30° 41' 23" to a chiseled "x" found at the Southwest corner of this herein described tract of land;

Thence departing said Waters Edge Drive and with the Westerly line of this herein described tract, N 05° 26' 56" E, 160.00 feet to a 1/2 inch iron pin found for the beginning of a curve to the right;

Thence with said curve to the right having a radius of 962.82 feet, a central angle of 22° 19' 35" and an arc length of 375.18 feet to a "PK nail" set in concrete for a corner and point of tangency;

Thence N 27° 46' 30" E a distance of 35.00 feet to a "PK nail" set in concrete for the beginning of a curve to the left;

Thence with said curve to the left, having a radius of 587.24 feet, a central angle of 24° 02' 01" and an arc length of 246.33 feet to a "PK nail" set in concrete for a point of reverse curvature to the right;

Thence with said curve to the right having a radius of 827.41 feet, a central angle of 30° 25' 31" and an arc length of 439.37 feet to a "PK nail" set in concrete for a point of reverse curvature to the left;

Thence with said curve to the left having a radius of 577.85 feet, a central angle of 24° 24' 44" and an arc length of 246.21 feet to a "PK nail" set in concrete for a point of reverse curvature to the right;

Thence with said curve to the right having a radius of 1040.13 feet, a central angle of 24° 24' 44" and an arc length of 443.17 feet to a "PK nail" set in concrete for a point of reverse curvature to the left;

Thence with said curve to the left having a radius of 577.85 feet, a central angle of 24° 24' 44" and arc length of 246.21 feet to a "PK nail" set in concrete for a point of reverse curvature to the right;

Thence with said curve to the right having a radius of 1040.13 feet, a central angle of $10^{\circ} 57' 15''$ and an arc length of 198.86 feet to a "PK nail" set in concrete in the South right-of-way line of Lakeside Parkway as shown on plat recorded in Volume 9507 Page 96-98 of the Deed and Plat Records of Bexar County, Texas, and being the Northwesterly corner of this herein described 75.679 acre tract of land;

Thence with the South right-of-way line of Lakeside Parkway S $69^{\circ} 02' 40''$ E, 1106.98 feet to a ½ inch iron pin with cap stamped "VICKREY" for a corner of this herein described tract of land and a curve to the right;

Thence with said curve to the right having a radius of 25.00 feet, a central angle of $83^{\circ} 09' 30''$ and an arc length of 36.28 feet to a ½ inch iron pin with cap stamped "VICKREY" for a corner of this herein described tract of land, a point of reverse curvature of a curve to the left, and being in the West right-of-way line of said Cable Ranch Road;

Thence with the West right-of-way line of Cable Ranch Road and with said curve to the left having a radius of 3380.00 feet, a central angle of $14^{\circ} 20' 05''$ and an arc length of 845.64 feet to a ½ inch iron pin found for a corner and being a point of reverse curvature for a curve to the right;

Thence with said curve to the right having a radius of 2909.46 feet, a central angle of $30^{\circ} 13' 47''$ and an arc length of 1535.05 feet to a ½ inch iron pin found for a Southeasterly corner of this herein described tract of land, and being a point of curvature to the right;

Thence with said curve to the right having a radius 15.00 feet, a central angle of $89^{\circ} 21' 02''$ and an arc length of 23.59 feet to the Point Of Beginning and containing 75.679 acres of land.

CASE NO: Z2004046

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 6

Ferguson Map: 613 B 4

Appeal: No

Applicant:

JSL Development Corporation

Owner:

Cable Ranch, Ltd.

Zoning Request: From I-1 General Industrial District and C-3 Commercial District to R-5 Residential Single-Family District

75.679 acres out of NCB 15848

Property Location: 1400 Block of Cable Ranch Road

Subject property is bound by Lakeside Parkway to the north, Cable Ranch Road to the east, Waters Edge Drive to the south, and vacant property to the west

Proposal: To build single-family residences

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is located on Cable Ranch Road and is currently undeveloped. "C-3" General Commercial Districts exist north and east of the subject property with a "C-2" Commercial District to the south and "I-1" Industrial District to the west. A developing tract of land zoned "MF-25" also exists the east of the subject property. Considering the current "I-1" and "C-3" zoning, the vast acreage to be rezoned and the proximity of developing residential property, the requested zoning would be an appropriate zoning classification for the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004046

ZONING CASE NO. Z2004046 – March 2, 2004

Applicant: JSL Development Corporation

Zoning Request: "I-1" General Industrial District and "C-3" Commercial District to
"RM-4" Residential Mixed District.

Buck Benson, 111 Soledad, representing the applicant, stated at this time he would like amend his original request to "R-5". He stated the property is currently undeveloped and they are proposing to develop single-family homes on the subject property. He stated he has been in contact with the representative from Meadow Village and Nancy Engleberg from Heritage Hills to address their concerns. He stated they have agreed to provide landscaping and also provide a mandatory neighborhood association.

FAVOR

Nancy Engleberg, Pine Glade, stated she is in support of this request. She stated she has met with Mr. Benson to further discuss their proposal and feels this development would be good for the community.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 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 Peel and seconded by Commissioner Kissling to recommend approval.

1. Property is located on 75.679 acres out of NCB 15848 at 1400 Block of Cable Ranch Road.
2. There were 15 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

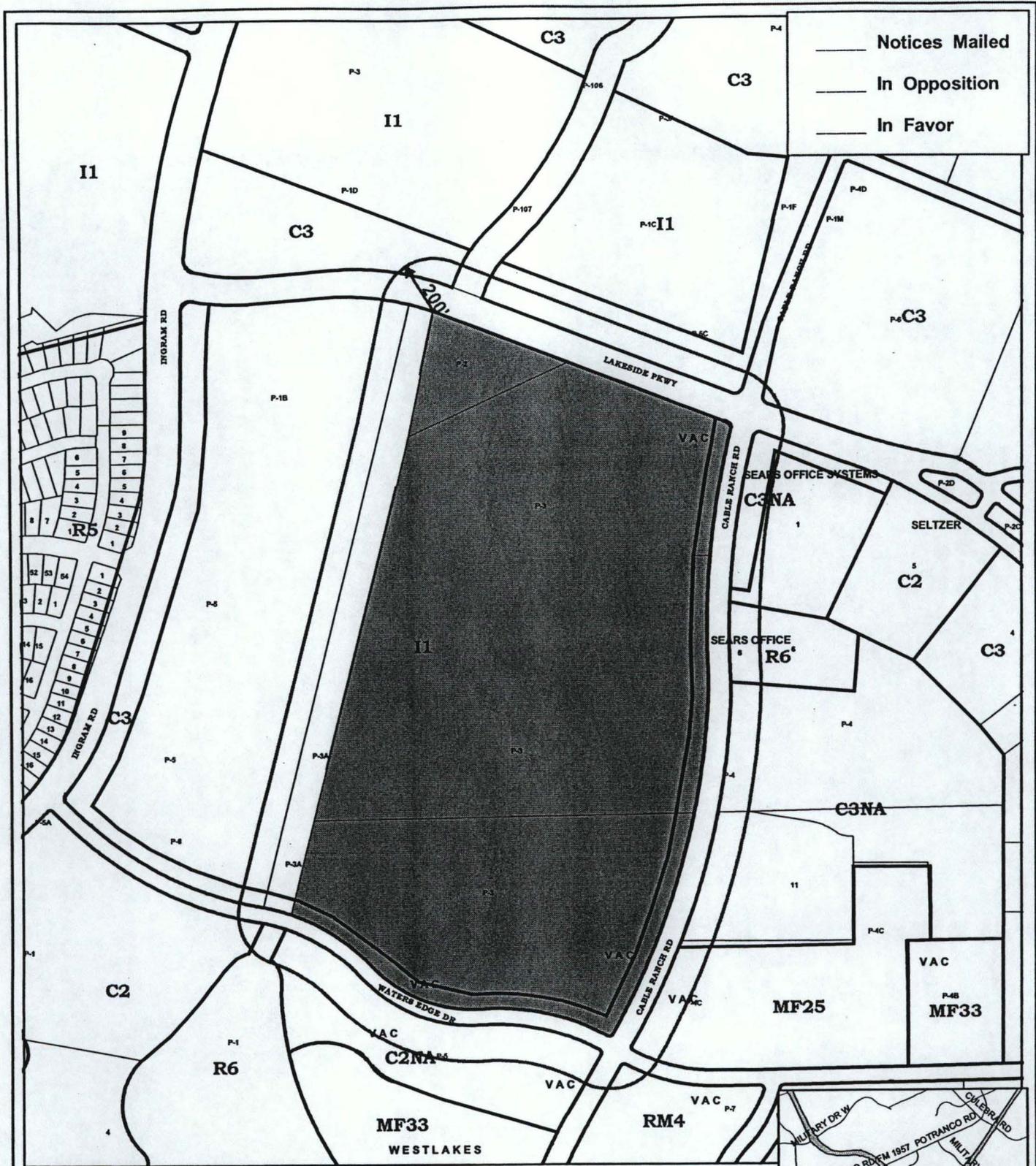
NAYS: None

THE MOTION CARRIED

Z2004046

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2004-046

City Council District NO. 6
 Requested Zoning Change
 From: "I-1, C-3" To "R-5"
 Date: May 27, 2004
 Scale: 1" = 400'

- Subject Property
- 200' Notification

B-5
 p.613



C:MAR_2_2004

