

AN ORDINANCE 2008-09-18-0851

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 1.882 acres out of NCB 18859 from "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field to "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Amendment).

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as Exhibit "B" and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. This ordinance shall become effective September 28, 2008.

PASSED AND APPROVED this 18th day of September 2008.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
fo City Attorney



Request for
**COUNCIL
ACTION**

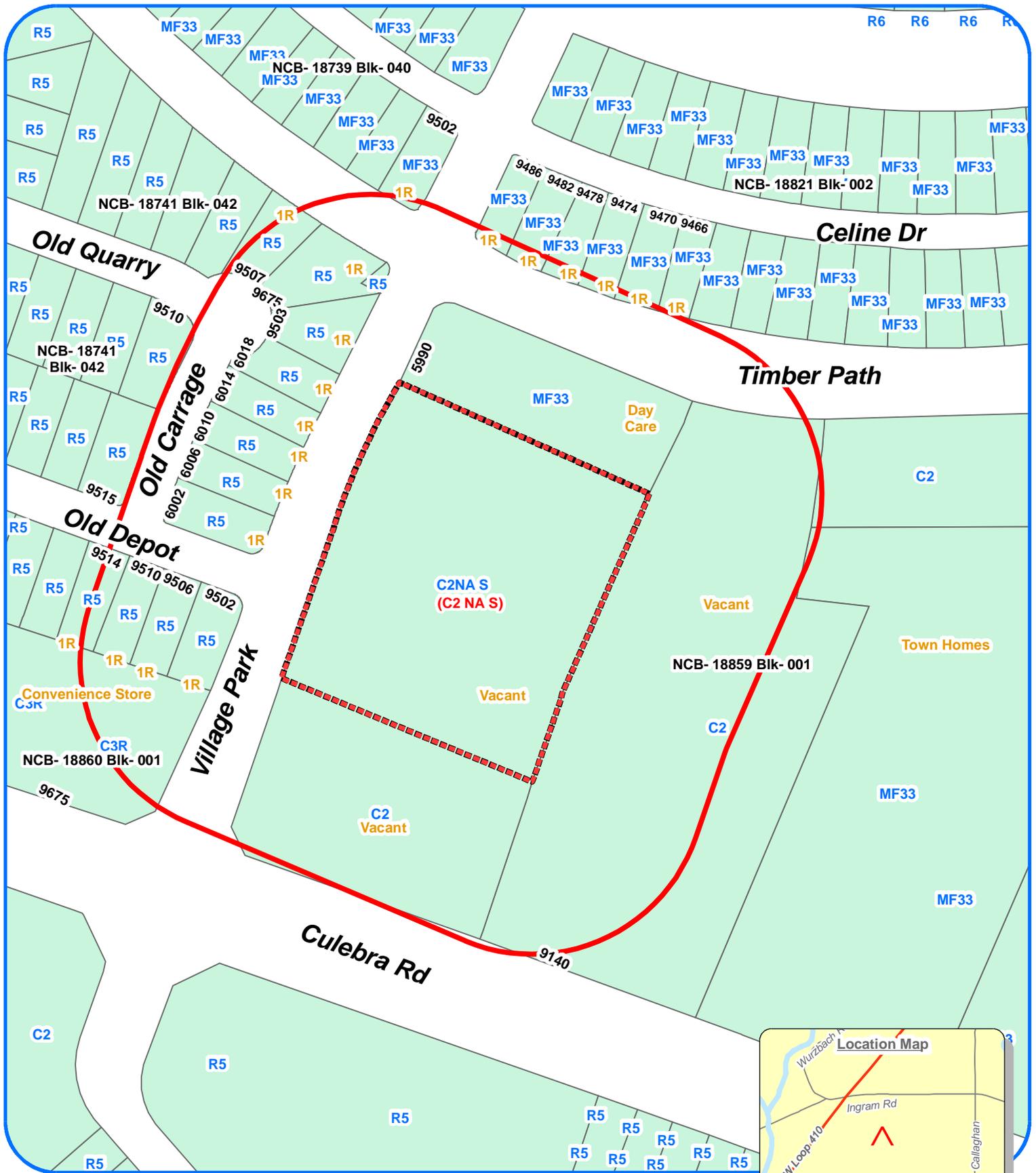
City of San Antonio



Agenda Voting Results - Z-14

Name:	Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-9, Z-10, Z-12, P-1, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-25, Z-29, Z-30, Z-33, Z-34
Date:	09/18/2008
Time:	02:35:17 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008204 S (District 6): An Ordinance amending the Zoning District Boundary From "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field to "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Amendment) on 1.882 acres out of NCB 18859 located at 5900 Block of Village Park. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				x



Zoning Case Notification Plan

Case Z-2008-204 S

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): 1.882 Acres out of NCB 18859

Legend

- Subject Property 1.882 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(7/1/2008)

72008204

METES AND BOUNDS

January 2, 2007

BEING a 1.882 acre tract of land out of the A.H. Young Survey No. 188, Abstract No. 826, County Block 4418, Bexar County, Texas consisting of the northerly portion of Tract I recorded in Volume 8762, Page 1216, Real Property Records, Bexar County, Texas, said 1.882 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set in the easterly Right-of-Way (R.O.W.) line of Village Park for the most westerly corner of Lot 2, Block 1, Coppertree, Unit 1, recorded in Volume 9511, Page 152, Deed and Plat Records, Bexar County, Texas, the most northerly corner of said Tract I and the most northerly corner of the herein described tract;

THENCE, South 67°17'39" East, 328.43 feet along the southerly line of said Lot 2 and the northerly line of said Tract I to a ½" iron rod set in the westerly line of Lot 1, Block 1, Coppertree, Unit 1, recorded in Volume 9502, Page 199, Deed and Plat Records, Bexar County, Texas for the most southerly corner of said Lot 2, the most westerly corner of said Tract I and the most westerly corner of the herein described tract;

THENCE, South 31°01'03" West, 154.67 feet along the westerly line of said Lot 1 and the easterly line of said Tract I to a ½" iron rod found;

THENCE, 84.39 feet along the easterly line of said Lot 1 and the easterly line of said Tract I by a circular curve to the left having the following parameters:

Radius = 645.00 feet
Chord Bearing = South 27°16'09" West
Chord Distance = 84.33 feet

to a ½" iron rod found;

THENCE, South 23°30'17" West, 18.40 feet along the westerly line of said Lot 1 and the easterly line of said Tract I to a ½" iron rod set for the most southerly corner of the herein described tract;

THENCE, North 65°30'14" West, 325.18 feet across said Tract I to a ½" iron rod set in the easterly R.O.W. line of said Village Park for the most westerly corner of the herein described tract;

THENCE, North 23°26'43" East, 12.16 feet along the easterly R.O.W. line of said Village Park to a ½" iron rod found;

EXHIBIT A

22008204

THENCE, 127.19 feet along the easterly R.O.W. line of said Village Park by a circular curve to the right having the following parameters:

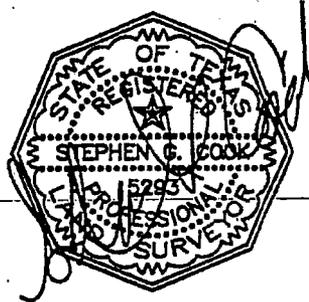
Radius = 970.00 feet
Chord Bearing = North 27°10'01" East
Chord Distance = 127.10 feet

to a ½" iron rod found;

THENCE, North 31°11'16" East, 107.66 feet along the easterly R.O.W. line of said Village Park to the POINT OF BEGINNING.

Stephen G. Cook
Registered Professional Land Surveyor
No. 5293

SGCE # 999-888-187A



Z2008204 S

ZONING CASE NUMBER Z2008204 S (Council District 6) – July 15, 2008

A request for a change in zoning from “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field to “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field (Site Plan Change) on 1.882 acres out of NCB 18859, 5900 Block of Village Park. Staff recommends approval.

John McIntyre, representative, stated the purpose of this request is to modify the existing site plan by replacing the indoor soccer facility with an outdoor soccer field and changing the orientation of both proposed fields.

Staff stated there were 35 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Westheimer to recommend a continuance until August 5, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Hawkins, Myers, Wright,
Martinez, R. Valadez, Gray**

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2008204 S (Council District 6) – August 5, 2008

A request for a change in zoning from “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field to “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Change) on 1.882 acres out of NCB 18859, 5900 Block of Village Park. Staff recommends approval.

This case was approved by consent.

Staff stated there were 35 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

Z2008204 S

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers,
Martinez**

NAY: None

THE MOTION CARRIED



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-14
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3776

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 6

SUBJECT:
Zoning Case Z2008204 S

SUMMARY:

From "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field to "C-2NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Commercial Athletic Field (Site Plan Amendment).

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: August 05, 2008

Applicant: Claire McIntyre

Owner: Jjalf Sport, LLC

Property Location: 5900 Block of Village Park

1.882 Acres out of NCB 18859

On the East side of Village Park between Culebra Road and Timber Park

Proposal: To allow for a site plan amendment to the existing commercial athletic field project

Neighborhood Association: Great Northwest Neighborhood Association within 200 feet

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current

commercial zoning, allowing many commercially-oriented uses permitted by the current C-2 district and prohibiting the proposed new site plan layout for the commercial athletic field.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval.

The requested commercial district is consistent with the land use designation identified in the Northwest Community Plan. The Northwest Community Plan identifies future land uses as Neighborhood Commercial.

The applicant is requesting a zoning change in order to amend the existing site plan by modifying one of the soccer facilities, and changing the orientation of both proposed fields.

The subject property is located on west side of the City of San Antonio and consists of undeveloped land with frontage on Village Park. The property is adjacent to MF-33 zoning to the north; C-2 zoning to the east and south and R-5 zoning to the west. The surrounding land uses consist of single-family dwellings to the west, a daycare and residential dwellings to the north and vacant land to the south and east. The previous "B-2" zoning converted to "C-2" zoning district with the adoption of the 2001 UDC.

This property was recently rezoned from "C-2" to "C-2 NA S" on November 29th, 2007. The applicant is requesting a rezoning in order to make significant changes to the approved site plan for the proposed athletic soccer field with concession stand. The request is to modify the existing site plan by replacing the soccer facility surrounded by bleachers with an outdoor soccer field, and to change the orientation of both proposed fields. Staff has determined that the requested use is appropriate at this location and is not out of character with the neighboring properties. The subject property is bounded by existing commercial zoning to the east and south making commercial development of the property appropriate. The requested "C-2NA S" would permit the requested athletic field use and staff supports the proposed change to the site plan.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008204.pdf
Zoning Commission Minutes	Z2008204 S.pdf
Site Plan	Z2008204 S site plan.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180851.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager