

AN ORDINANCE 2008-06-19-0624

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 4.076 acres out of NCB 10780 from "R-5" Residential Single-Family District to "L" Light Industrial District.

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. 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 4. 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 5. This ordinance shall become effective on June 29, 2008.

PASSED AND APPROVED this 19th day of June, 2008.

Phil Hardberger
M A Y O R

PHIL HARDBERGER

ATTEST: *Leticia M. Vaca*
City Clerk

APPROVED AS TO FORM: *Dusan D. ...*
fo City Attorney



Request for
**COUNCIL
ACTION**

City of San Antonio

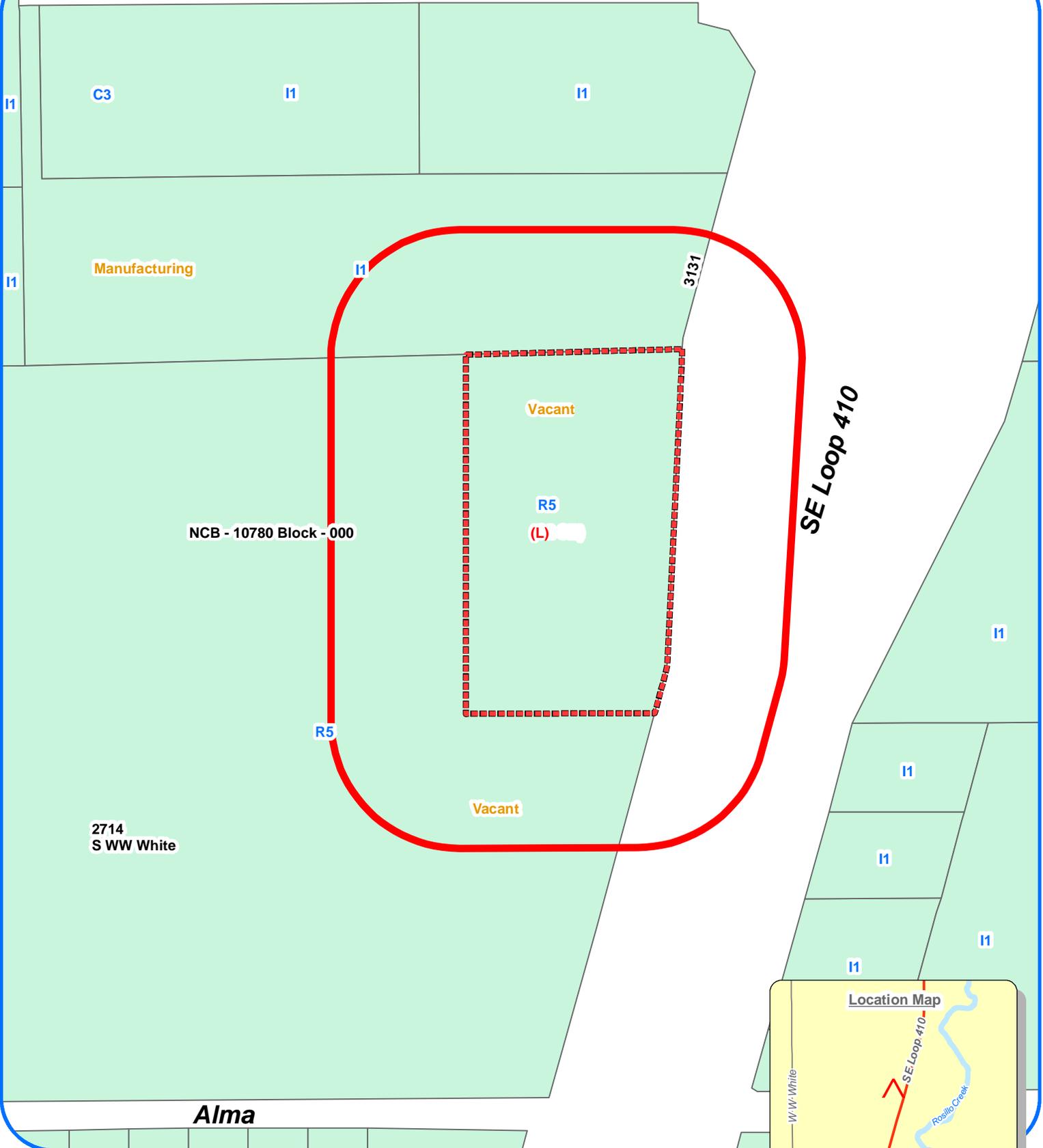


Agenda Voting Results - Z-6

Name:	Z-3, Z-4, P-1, Z-5, Z-6, Z-7, Z-10, Z-11, Z-13, Z-18
Date:	06/19/2008
Time:	05:29:34 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2008128 (District 2): An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "L" Light Industrial District on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410 as requested by Brown & Ortiz, P. C., Applicant for Boralis, Inc., Owner. Staff recommends approval. Zoning Commission pending the June 17, 2008 public hearing.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				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				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x			x	
Louis E. Rowe	District 9		x				
John G. Clamp	District 10	x					

Sinclair



Zoning Case Notification Plan

Case Z-2008-128

Council District 2

Scale: 1" approx. = 120'

Subject Property Legal Description(s): NCB 10780

Legend

- Subject Property (4.076 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



Z2008128



FIELD NOTES
FOR

A 4.076 acre or 177,544 square feet more or less, tract of land, out of that 52.5217 acre tract conveyed to Boralis, Inc. by warranty deed recorded in Volume 7864, Page 1449 of the Official Public Records of Bexar County, Texas, out of the N. Montoya Survey No. 21 and being in New City Block (N.C.B.) 10780, in the City of San Antonio, Bexar County, Texas. Said 4.076 acres being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

BEGINNING: At a point on the west right-of-way line of Loop 410, a common corner between the 52.5217 acre tract and Lot 6 of the Gifford Subdivision recorded in Volume 5870, Page 231 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the tract described herein;

THENCE: Along and with the west right-of-way line of Loop 410, the east line of the 52.5217 acre tract, the following courses and distances:

S 03°24'54" W, a distance of 456.64 feet to a point;

S 15°09'54" W, a distance of 111.05 feet to a point at a common corner between the 52.5217 acre tract and a 51.53 acre tract conveyed to Boralis, Inc. by warranty deed recorded in Volume 7864, Page 1452 of the Official Public Records of Bexar County, Texas, for the southeast corner of the tract described herein;

THENCE: S 89°43'24" W, departing the west right-of-way line of Loop 410, along and with a common line between the 52.5217 acre tract and the 51.53 acre tract, a distance of 277.65 feet to a point, for the southwest corner of the tract described herein;

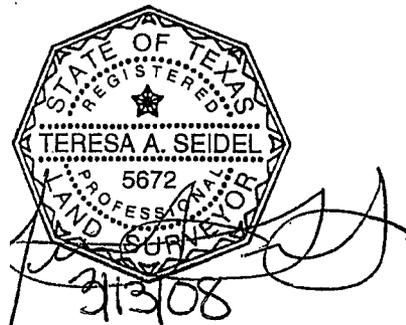
THENCE: N00°00'00" E, over and across the 52.5217 acre tract, a distance of 564.59 feet to a point on the north line of the 52.5217 acre tract, the south line of Lot 6, for the northwest corner of the tract described herein;

THENCE: S 89°57'36" E, along and with a common line between the 52.5217 acre tract and Lot 6, a distance of 333.90 feet to the **POINT OF BEGINNING** and containing 4.076 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

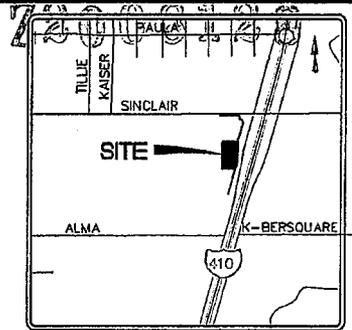
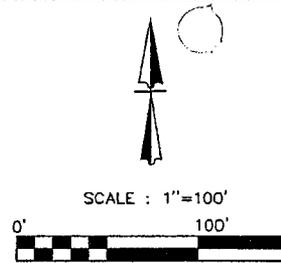
PREPARED BY: KFW Surveying
JOB NO.: 08-025
DATE: March 13, 2008
DOC. ID: S:\Draw 2008\08-025 S.E. Loop 410\field Notes.doc

EXHIBIT A



NOTES

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. METES AND BOUNDS WERE PREPARED ALONG WITH THIS EXHIBIT.
3. THIS EXHIBIT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**LOCATION MAP
NOT-TO-SCALE**

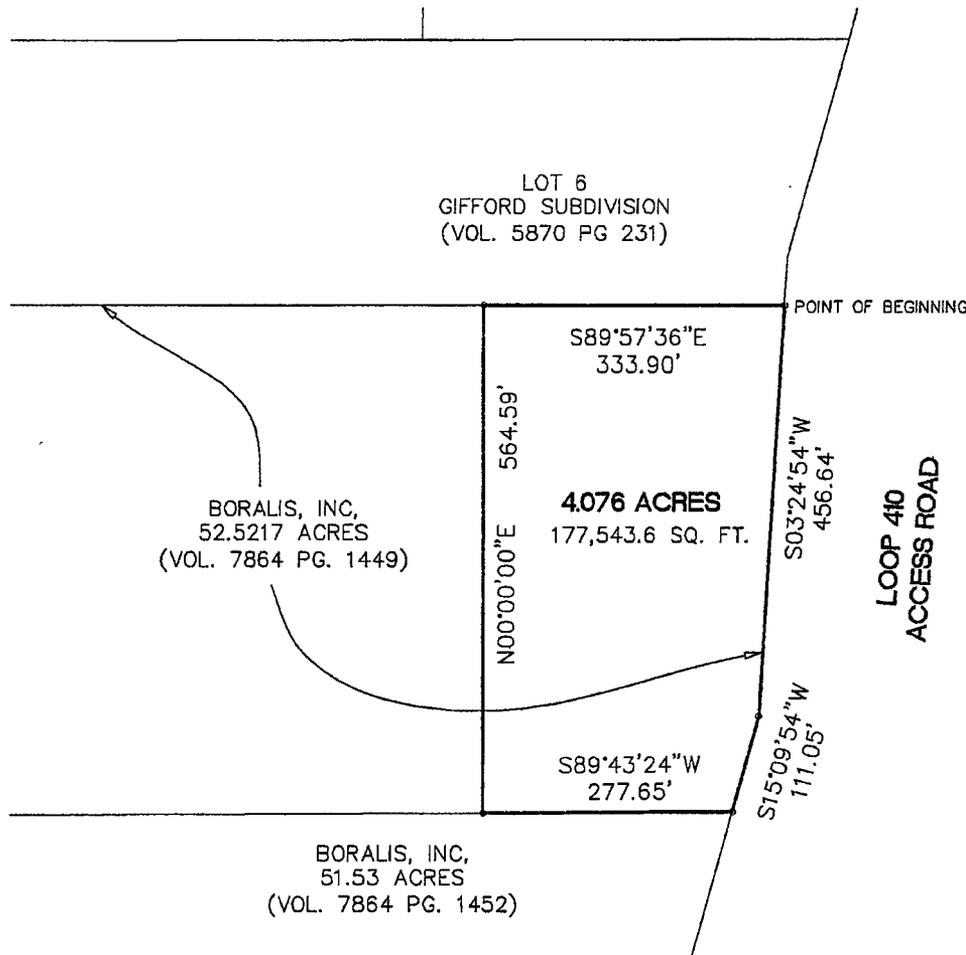
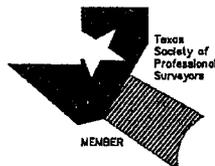


EXHIBIT OF

A 4.076 ACRE OR 177,544 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF THAT 52.5217 ACRE TRACT CONVEYED TO BORALIS, INC. BY WARRANTY DEED RECORDED IN VOLUME 7864, PAGE 1449 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE N. MONTOYA SURVEY NO. 21 AND BEING IN NEW CITY BLOCK (N.C.B.) 10780, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND

- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



ADDRESS: 3131 S.E. LOOP 410,
SAN ANTONIO, TX

REVISIONS:	ISSUE DATE:
JOB NO. 08-025	DESIGNER: CF
DATE: 3-12-2008	CHECKED: TS
DRAWN: PG	

Z2008128

This case is scheduled for consideration by Zoning Commission on June 17, 2008 therefore no minutes are available at this time.



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item # Z-6
Council Meeting Date: 6/19/2008
RFCAs Tracking No: R-3445

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Zoning Case Z2008128

SUMMARY:

From "R-5" Residential Single-Family District to "L" Light Industrial District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: June 17, 2008

Applicant: Brown & Ortiz, P. C., Attorneys at Law

Owner: Boralis, Inc.

Property Location: 3200 Block of Southeast Loop 410

4.076 acres out of NCB 10780

On the west side of Southeast Loop 410, north of Alma Street

Proposal: To conform zoning with existing uses

Neighborhood Association: Lower Southeast Side Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

ISSUE:
None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current "R-5" Residential Single Family District zoning, restricting future land use to single family detached dwellings at a maximum of 9 units per acre.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the June 17, 2008 public hearing.

This property is located on the City's southeast side. It is a vacant 4.076-acre parcel, situated on the west side (south bound) of Southeast Loop 410, between Sinclair and Alma Streets. This area was annexed by the City of San Antonio on September 19, 1957. The subject parcel was converted from "A" residential single-family district to "R-5" residential single-family district following the adoption of the current zoning districts in 2002. This lot is a piece of a large "R-5" zoned property which abuts the subject property to the west and to the south. The abutting parcel to the north is zoned "I-1" and is the ingress/egress point for the proposed storage development. The proposed project is an extension of this abutting property's operations which include modification, sales, maintenance and storage of ocean containers which are used as office or storage units for contractors. The subject parcel is also fronting Southeast Loop 410 Access Road. This portion of Loop 410 is developed with many similar and/or same industrial oriented uses. Also, the block in which the subject property located is not occupied by any residential use, although it is zoned residential.

The applicant is requesting this zoning change so the subject property may be utilized for an outside storage place for the existing industrial site which is abutting the subject property to the north. The requested use is consistent and compatible with the surrounding uses. If this zoning change is approved, a "Type D" buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition, screening from public right-of-way must be provided. Current vegetation could serve as the required screening from the Loop 410 Access Road.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008128.pdf
Zoning Commission Minutes	Z2008128.pdf
Voting Results	
Ordinance/Supplemental Documents	200806190624.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager