

AN ORDINANCE 2009-06-04-0475

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 Lots 3, 4 and 5, Block 1, NCB 11175 from "H C-1 RIO-6" Light Commercial Mission Historic River Improvement Overlay District-6 to "H C-3NA S RIO-6" General Commercial Mission Historic River Improvement Overlay District-6, Non-Alcoholic Sales with a Specific Use Authorization for a Human Services Campus.

SECTION 2. 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 3. 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 "A" and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. The Director of Planning and 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.

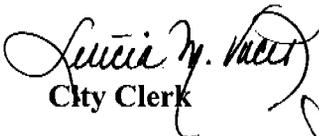
SECTION 6. This ordinance shall become effective June 14, 2009.

PASSED AND APPROVED this 4th day of June 2009.



M A Y O R

JULIÁN CASTRO

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Item:	Z-3 (in consent vote: Z-3, Z-8, P-4)						
Date:	06/04/2009						
Time:	02:12:17 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2009106 S (District 3): An Ordinance amending the Zoning District Boundary from "H C-1 RIO-6" Light Commercial Mission Historic River Improvement Overlay District-6 to "H C-3NA S RIO-6" General Commercial Mission Historic River Improvement Overlay District-6, Non-Alcoholic Sales with a Specific Use Authorization for a Human Services Campus on Lots 3, 4 and 5, Block 1, NCB 11175 located at 8706 and 8708 Mission Road. Staff recommends Approval. Zoning Commission pending June 2, 2009 public hearing.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julian Castro	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					
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x			x	

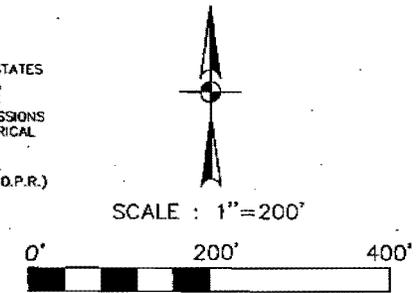
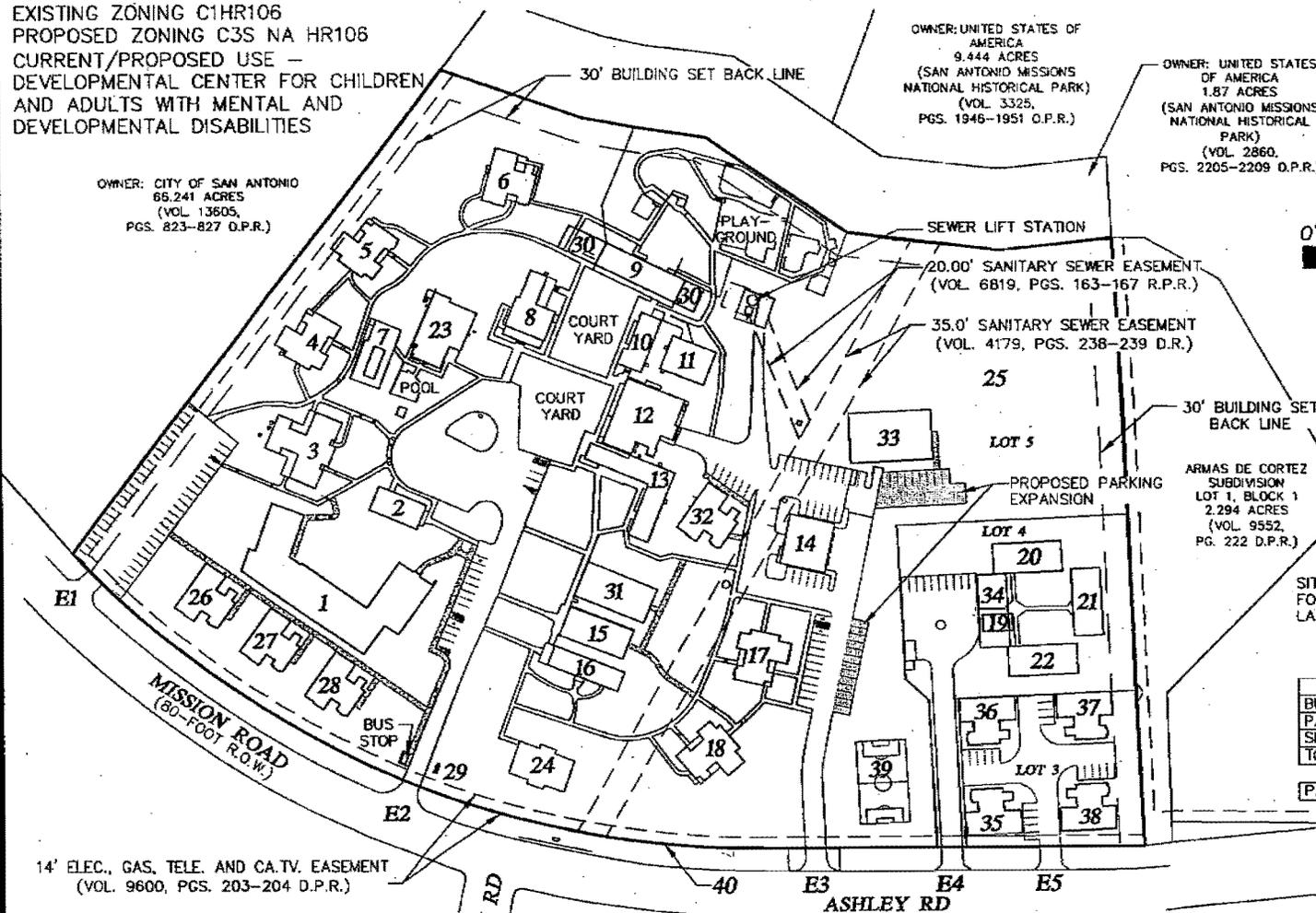
Date: Apr 22, 2009, 8:04am User ID: MWright
 File: P:\72\04\01\DESIGN\CIVIL\EXHIBITS\090408 CAMPUS-PLAN.dwg

EXISTING ZONING C1HR106
 PROPOSED ZONING C3S NA HR106
 CURRENT/PROPOSED USE -
 DEVELOPMENTAL CENTER FOR CHILDREN
 AND ADULTS WITH MENTAL AND
 DEVELOPMENTAL DISABILITIES

OWNER: CITY OF SAN ANTONIO
 66.241 ACRES
 (VOL. 13605,
 PGS. 823-827 D.P.R.)

OWNER: UNITED STATES OF
 AMERICA
 9.444 ACRES
 (SAN ANTONIO MISSIONS
 NATIONAL HISTORICAL PARK)
 (VOL. 3325,
 PGS. 1946-1951 O.P.R.)

OWNER: UNITED STATES
 OF AMERICA
 1.87 ACRES
 (SAN ANTONIO MISSIONS
 NATIONAL HISTORICAL
 PARK)
 (VOL. 2860,
 PGS. 2205-2209 O.P.R.)



- LEGEND**
- OVERALL PROPERTY BOUNDARY
 - LOT LINE
 - E1** ENTRANCE
 - 14** FACILITY NUMBER (REFER TO TABLE)

SITE LAYOUT IS PRELIMINARY. REFER TO TABLE FOR EXISTING AND PROPOSED FACILITY DETAILS. LANDSCAPE BUFFERS TO COMPLY WITH UDC.

IMPERVIOUS COVER

	EXISTING	PROPOSED	TOTAL
BUILDING	62,000 SF	51,200 SF	113,200 SF
PAVEMENT	85,250 SF	19,710 SF	104,960 SF
SIDEWALK	46,240 SF	8,180 SF	54,420 SF
TOTAL IC	193,490 SF	77,690 SF	271,180 SF

PARKING	117 SPACES	41 SPACES	158 SPACES
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ACRES

LOT 3	0.9048
LOT 4	1.503
LOT 5	17.59
TOTAL	19.99 ACRES

14' ELEC., GAS, TELE. AND CA.TV. EASEMENT
 (VOL. 9600, PGS. 203-204 D.P.R.)

LOTS 3-5, BLOCK 1
 PLAT NO. 080516
 MISSION ROAD MINISTRIES
 VOLUME 9600, PAGES 204-211, D.P.R.

I, TOBY SUMMERS FOR MISSION ROAD FOUNDATION, INC., ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

EXHIBIT A

JOB NO. 7204-01
 DATE APRIL 2009
 DESIGNER AR
 CHECKED TM DRAWN MW
 SHEET 1 OF 1

**MISSION ROAD MINISTRIES
 CAMPUS PLAN
 ZONING EXHIBIT**



535 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

Z2009106

Mission Road Ministries

Campus Plan
 April 2009
 Zoning Exhibit

Building Number	Building Use	GFA (SF)	Existing or Proposed
1	School	13,000	Proposed
2	Chapel	2,000	Existing
3	Foster Group Home	4,400	Existing
4	Foster Group Home	3,000	Existing
5	Foster Group Home	3,000	Existing
6	Foster Group Home	3,000	Existing
7	Swimming Pool	0	Existing
8	Administration Office	2,700	Existing
9	Adult Day Care	3,300	Existing
10	Clinic	1,900	Existing
11	Laundry	2,400	Existing
12	Kitchen/Cafeteria	5,700	Existing
13	Administration Office	4,100	Existing
14	Office/Warehouse	3,400	Existing
15	Gymnasium	3,200	Existing*
16	Staff Training	2,300	Existing
17	Foster Group Home	3,000	Existing
18	Foster Group Home	3,000	Existing
19	Meeting & Laundry	400	Existing
20	Independent Living Townhouse	2,400	Existing
21	Independent Living Townhouse	2,400	Existing
22	Independent Living Townhouse	2,400	Existing
23	Foster Group Home	4,000	Existing**
24	Sport Court	n/a	Existing
25	Sport Field and Jogging Track	n/a	Existing
26	Foster Group Home	3,000	Proposed
27	Foster Group Home	3,000	Proposed
28	Foster Group Home	3,000	Proposed
29	Monument Sign	n/a	Proposed
30	Cafeteria Expansion	2,200	Proposed
31	Community Center	4,000	Proposed
32	Foster Group Home	3,000	Proposed
33	Storage & Maintenance Facility	6,000	Proposed
34	Activity & Laundry Expansion	2,000	Proposed
35	Foster Group Home	3,000	Proposed
36	Foster Group Home	3,000	Proposed
37	Foster Group Home	3,000	Proposed
38	Foster Group Home	3,000	Proposed
39	Soccer Field	n/a	Proposed
40	Perimeter Fence	n/a	Existing to be replaced in future
Total Estimated Building Square Footage		113,200	
E1	Access/Driveway	n/a	Existing
E2	Access/Driveway	n/a	Existing
E3	Access/Driveway	n/a	Existing
E4	Access/Driveway	n/a	Existing
E5	Access/Driveway	n/a	Proposed

*Planned to be reconstructed into a pavilion

**Planned to Be Demolished in 2009 and rebuilt in the future



Zoning Case Notification Plan

Case Z-2009-106 S

Council District 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 11175 - Block 1 - Lots 3, 4, and 5

Legend

- Subject Property (20.00 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
 City of San Antonio
 (05/05/2009 - E Hart)

AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, deposes and says that she is the Publisher of ***The Hart Beat***; that said newspaper is generally circulated in San Antonio, Bexar County, Texas; that the attached notice was published in said newspaper on the following date(s):

June 8, 2009

Subscribed and sworn to before me this 8th day of June, 2009, to certify which witness my hand and seal of office.

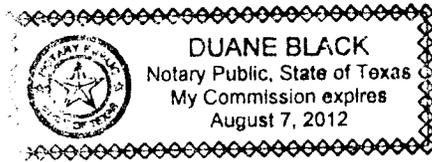
PUBLIC NOTICE

AN ORDINANCE
2009-06-04-0475

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: Lots 3, 4 and 5, Block 1, NCB 11175 TO WIT: From "H C-1 RIO-6" Light Commercial Mission Historic River Improvement Overlay District-6 to "H C-3NA S RIO-6" General Commercial Mission Historic River Improvement Overlay District-6, Non-Alcoholic Sales with a Specific Use Authorization for a Human Services Campus provided all conditions imposed by the City Council are adhered to. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

6/8

Helen I. Lutz, Publisher



Notary Public in and for the State of Texas

Duane Black

Name of Notary

My commission expires August 7, 2012