

AN ORDINANCE 2008-08-07-0676

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 15.88 acres out of NCB 15825 from "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial 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 August 17th, 2008.

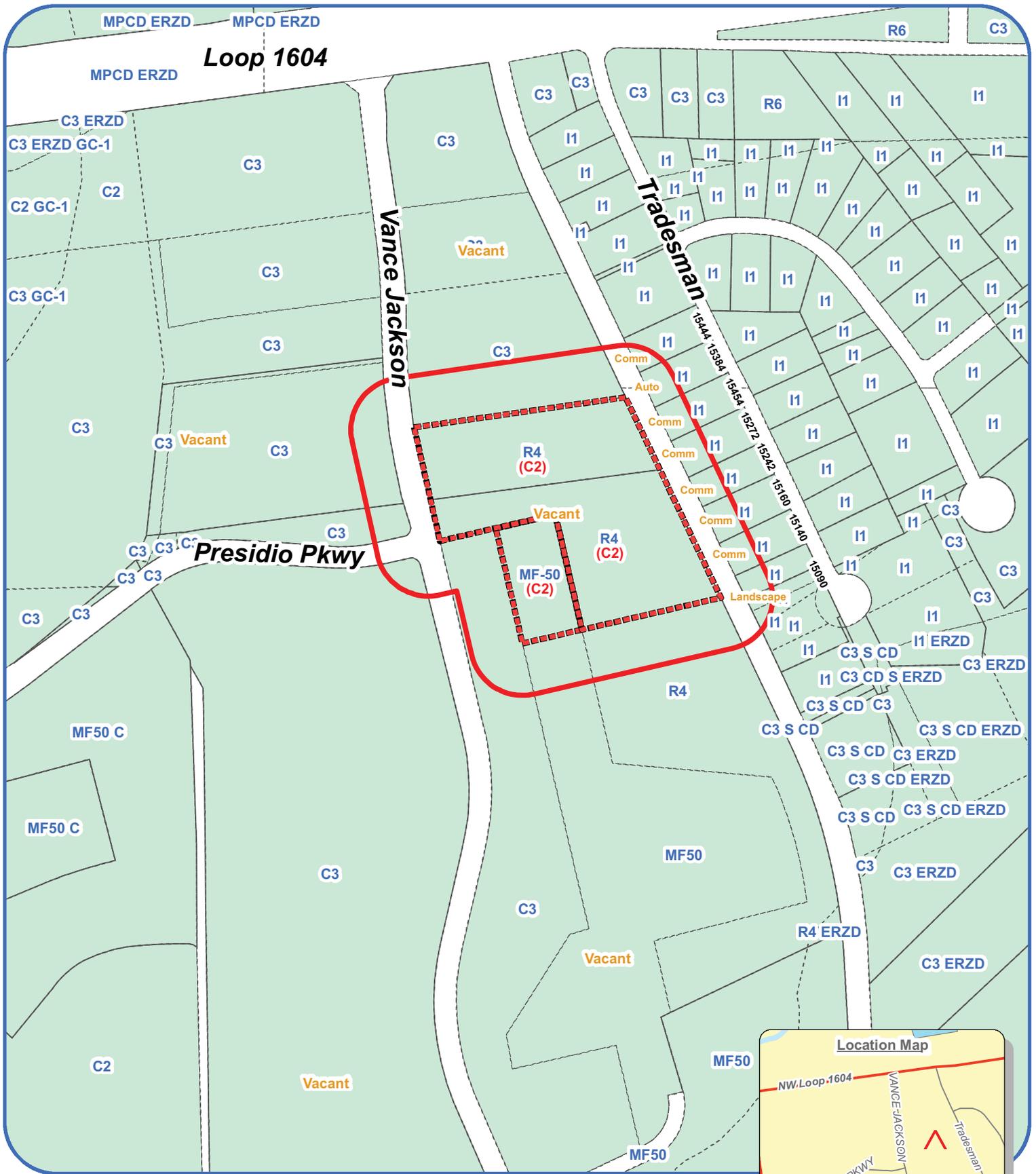
PASSED AND APPROVED this 7th day of August, 2008.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Item:	Z-10 (in consent vote: Z-1, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-1, Z-13, Z-14, Z-15, Z-16)						
Date:	08/07/2008						
Time:	05:21:01 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2008183 (District 8): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District on 15.88 acres out of NCB 15825 located at approximately the 15000 Block of Vance Jackson Road. 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			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				



Zoning Case Notification Plan

Case Z2008183

Council District: 8

Scale: 1" approx. = 500'

Subject Property Legal Description(s): 15.88 Acres out of NCB 15825

Legend

- Subject Property (15.88 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(6/4/2008)

METES AND BOUNDS DESCRIPTION

FOR A 13.42-ACRE TRACT OF LAND

OUT OF THE

THE G.F.A. WREDE SURVEY No. 292, ABSTRACT 809 AND THE R.C. HAWKINS

SURVEY No. 337, ABSTRACT 329

NEW CITY BLOCK 15825, SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 13.42-acre (584,515 square feet) tract of land out of the G.F.A. Wrede Survey No. 292, A-809 and the R.C. Hawkins Survey No. 337, Abstract 329, New City Block 15825, San Antonio, Bexar County, Texas; and being out of a 304.560 acre tract as conveyed by Deed dated February 22, 2001, to Galleria Ventures Limited, a Texas limited partnership, recorded in Volume 8775, Page 0605 of the Official Public Records of Real Property Bexar County, Texas, said 13.42-acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced from the Plat of Regal Hills Subdivision recorded in Volume 9569, Page 0031 of the Deed and Plat Records of Bexar County, Texas, being North 07° 23' 24" West:

COMMENCING at a found ½-inch iron rod in concrete on the Southerly right-of-way line of Loop 1604, at the northeast corner of said 304.560 acre tract of land; said point also being on the westerly right-of-way line of the Southern Pacific Railroad (100-foot wide right-of-way) as recorded in Volume 51, Page 188 Deed Records Bexar County, Texas;

Thence South 81° 46' 48" West, 564.31 feet along the South right-of-way line of Loop 1604, to a point; Thence South 09° 13' 16" East, 1344.52 feet to a point; Thence North 81°49'30" East, a distance of 43.00 feet to the POINT OF BEGINNING of the herein described tract;

Thence North 81°49'30" East, a distance of 819.32 feet along the south line of a C-3 zoning district line to a point in the westerly line of said 304.560 acre tract and the westerly right-of-way line of the aforementioned Southern Pacific Railroad, for the northeast corner of the herein described tract of land;

Thence South 25°00'18" East, along the westerly line of said 304.560 acre tract and the westerly right-of-way line of said railroad, a distance of 857.71 feet to a point for the southeast corner of the herein described tract of land;

Thence Leaving said westerly right-of-way line, South 77°04'02" West, a distance of 543.79 feet to a point for corner in the west line of a MF 50 zoning district;

Thence North 13°04'19" West, a distance of 455.95 feet to a point for corner in the west line of said MF 50 zoning district;

Thence South 77°04'02" West, the first 235.00 feet along the north line of said MF 50 zoning district north line and the last 221.89 tract along the north line of a C-3 zoning district, for a total distance of 456.89 feet to a point for corner in the east right-of-way line of Vance Jackson;



Z2008183

Thence along the east right-of-way of Vance Jackson as follows:

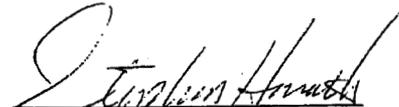
North 13°08'18" West, a distance of 279.30 feet to a point of curvature;

Along the arc of a tangent curve to the right, said arc having a Central Angle of 05°01'30", a Radius of 1957.00 feet, an Arc Length of 171.63 feet, a Chord of 171.58 feet and a Chord Bearing of North 10°37'33" West to the POINT OF BEGINNING and containing 13.42 acres (584,515 square feet) of land.

NOTE: "This document was prepared under 22 TAC §663.21, 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."

Job No. 0547-063
ENM m&b13.42ac
May 16, 2008
Revised July 28, 2008

Certified this 28th day of July, 2008

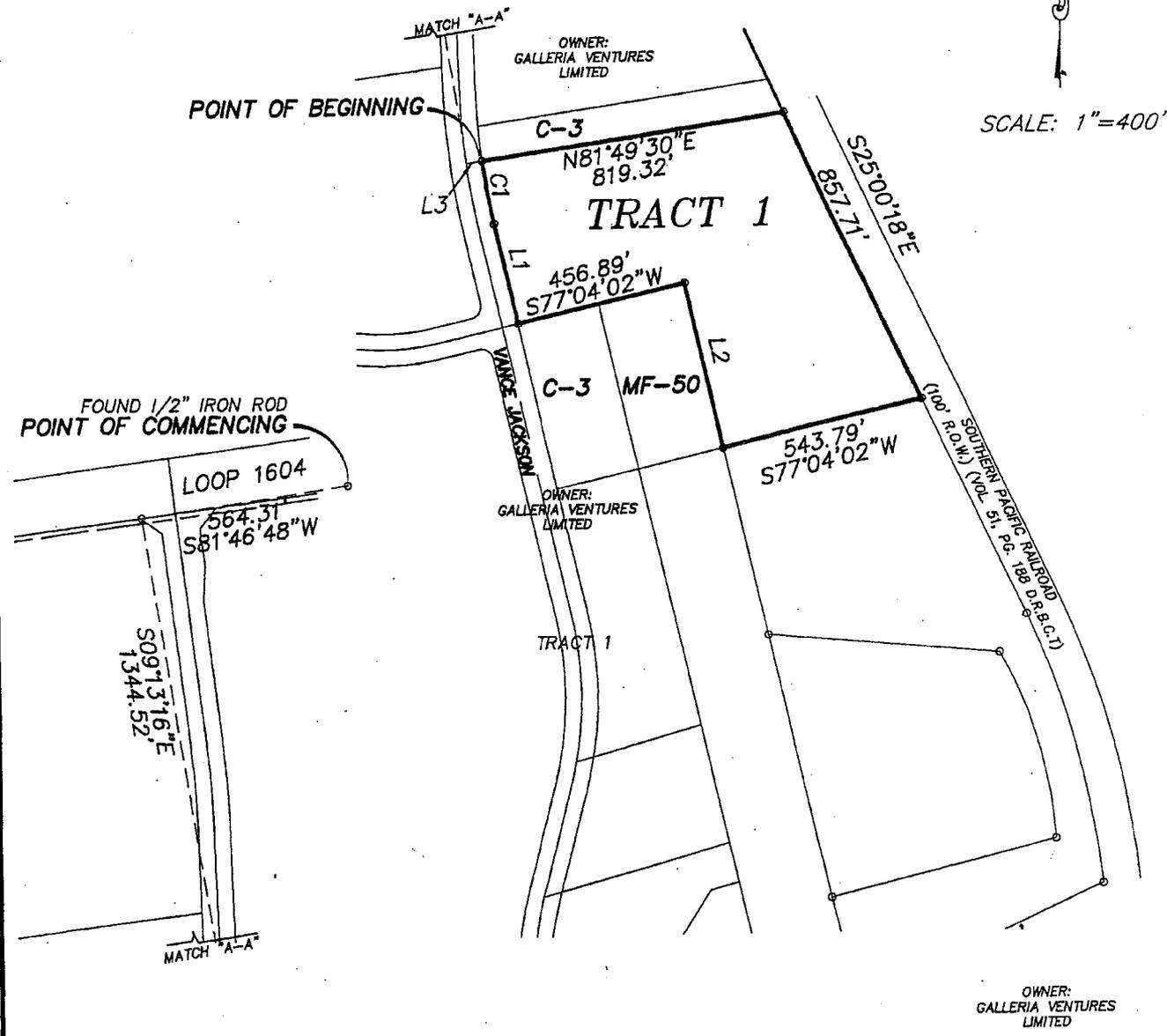


Stephen Horvath, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2811
Vickrey & Associates, Inc.



LINE TABLE		
LINE	LENGTH	BEARING
L1	279.30'	N13°08'18"W
L2	455.95'	N13°04'19"W
L3	43.00'	N81°49'30"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	05°01'30"	1957.00'	171.63'	85.87'	N10°37'33"W	171.58'



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UMBELL OAKS REZONING
BEXAR COUNTY, SAN ANTONIO, TEXAS

SHEET 3 OF 3
DATE: 05/15/08
REVISED: 07/28/08

EXHIBIT OF
13.42 ACRE TRACT
C-2 ZONING

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

**METES AND BOUNDS DESCRIPTION
FOR A 2.46-ACRE TRACT OF LAND
OUT OF THE**

**THE G.F.A. WREDE SURVEY No. 292, ABSTRACT 809,
NEW CITY BLOCK 15825, SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 2.46-acre (107,149 square feet) tract of land out of the G.F.A. Wrede Survey No. 292, A-809, New City Block 15825, San Antonio, Bexar County, Texas; and being out of a 304.560 acre tract as conveyed by Deed dated February 22, 2001, to Galleria Ventures Limited, a Texas limited partnership, recorded in Volume 8775, Page 0605 of the Official Public Records of Real Property Bexar County, Texas said 2.46-acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced from the Plat of Regal Hills Subdivision recorded in Volume 9569, Page 0031 of the Deed and Plat Records of Bexar County, Texas, being North 07° 23' 24" West:

COMMENCING at a found ½-inch iron rod in concrete on the Southerly right-of-way line of Loop 1604, at the northeast corner of said 304.560 acre tract of land; said point also being on the westerly right-of-way line of the Southern Pacific Railroad (100-foot wide right-of-way) as recorded in Volume 51, Page 188 Deed Records Bexar County, Texas;

Thence South 81° 46' 48" West, 664.22 feet along the South right-of-way line of Loop 1604, to a point; Thence South 09° 13' 16" East, 1804.23 to a point; Thence North 77°04'02" East, a distance of 264.89 feet to a common point in the north line of a C-3 and a MF 50 zoning district for the POINT OF BEGINNING of the herein described tract;

Thence North 77°04'02" East, a distance of 235.00 feet along the north line of a MF 50 zoning district to a point for the northeast corner of the herein described tract of land;

Thence South 13°04'19" East, a distance of 455.95 feet along the east line of a MF 50 zoning district to a point for corner;

Thence South 77°04'02" West, a distance of 235.00 feet to a point in the east line of a C-3 zoning district for corner;

Thence North 13°04'19" West, a distance of 455.95 feet along the east line of a C-3 zoning district to the POINT OF BEGINNING, containing 2.46 acres (107,149 square feet) of land, more or less.

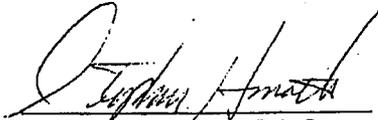
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Z2008182

Job No. 0547-063
ENM m&b2.46ac
May 16, 2008
Revised July 28, 2008

Certified this 28th day of July, 2008



Stephen Horvath, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 2811
Vickrey & Associates, Inc.



Z2008182

LINE TABLE	
LINE LENGTH	BEARING
L1	235.00' N77°04'02"E
L2	455.95' S13°04'19"E
L3	235.00' S77°04'02"W
L4	455.95' N13°04'19"W



SCALE: 1"=400'

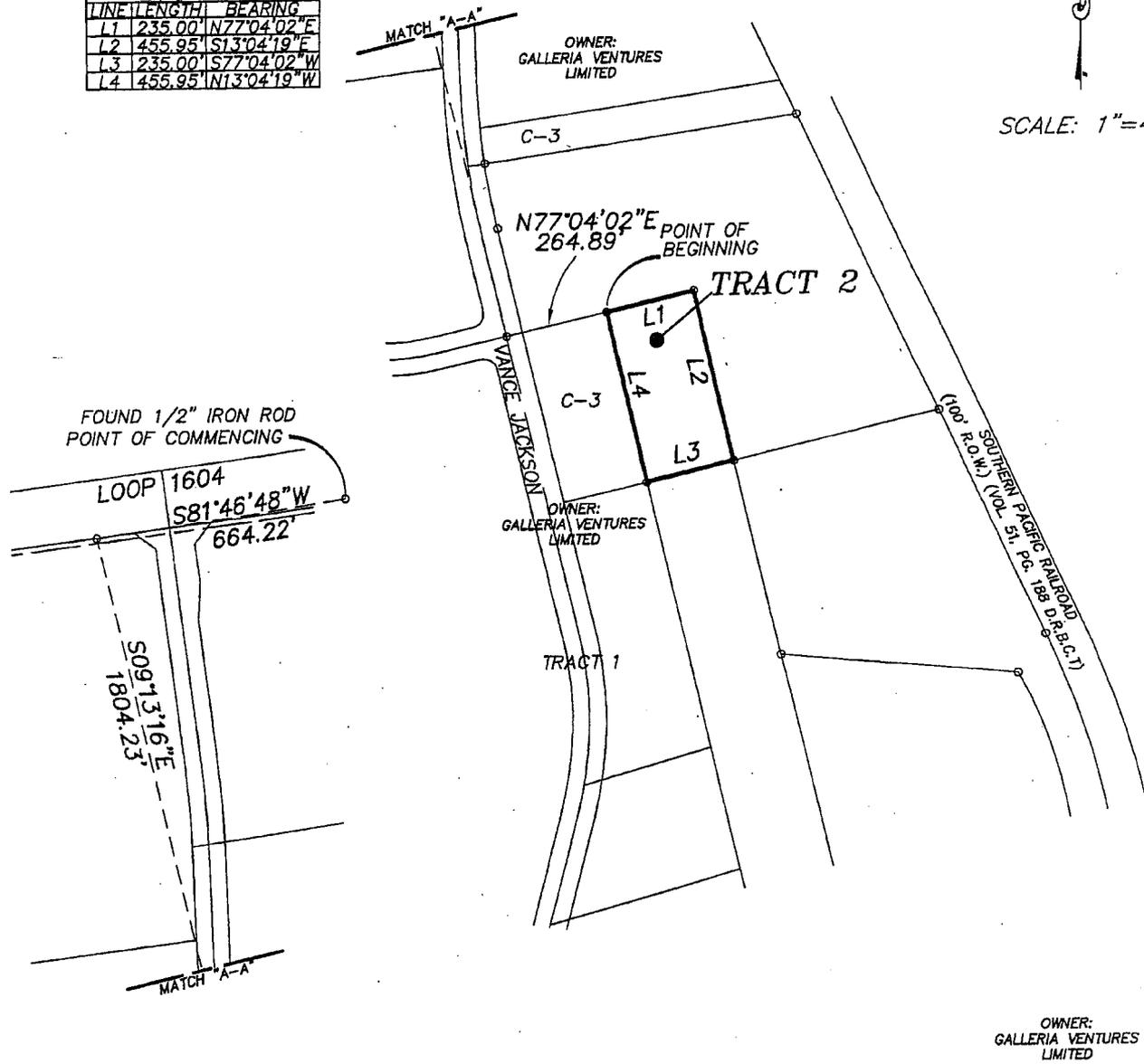


EXHIBIT OF
2.46 ACRE TRACT
C-2 ZONING

UMBELL OAKS REZONING
BEXAR COUNTY, SAN ANTONIO, TEXAS

SHEET 3 OF 3
DATE: 05/15/08
REVISED: 07/28/08



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

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AFFIDAVIT OF PUBLICATION

(COUNTY OF BEXAR)
(STATE OF TEXAS)

I, Lynette Nelson do solemnly swear that the notice was published 1 time(s) in the following publication(s):

Daily Commercial Recorder

A free weekly newspaper of general circulation published at San Antonio, Bexar County, Texas on the following dates:

August 11, 2008

Lynette Nelson

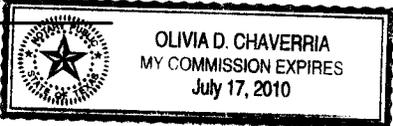
Lynette Nelson

Subscribed and sworn before me, this

8th day of December, 2008

Olivia D. Chaverria

NOTARY PUBLIC SIGNATURE



Olivia D. Chaverria

Notary Public Printed/Typed Name

My Commission Expires: 07/17/2010

PUBLIC NOTICE

AN ORDINANCE 2008-08-07-0676

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: 15.88 acres out of NCB 15825 TO WIT: From "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
8/11



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

Agenda Item # Z-10
Council Meeting Date: 8/7/2008
RFCAs Tracking No: R-3565

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008183

SUMMARY:
From "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District.

BACKGROUND INFORMATION:
Zoning Commission Meeting Date: June 17, 2008

Applicant: Brown and Ortiz, P. C., Attorneys at Law
Owner: Galleria Ventures Limited

Property Location: 15000 Block of Vance Jackson Road

15.88 acres out of NCB 15825

East of the intersection of Presidio Parkway and Vance Jackson Road

Proposal: To allow an office development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level-1 Traffic Impact Analysis will be required at platting or permitting.

ISSUE:
None.

ALTERNATIVES:
A denial of the zoning request will result in the subject property retaining the current "R-4"

Residential Single-Family District and "MF-50" Multi-Family District zoning classifications, prohibiting the proposed commercial use.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

The subject property was annexed in 1972, totals approximately 15.88 acres and is currently undeveloped. The subject property was zoned R-4 and MF-50, which was approved by the City Council on August 27, 2006 (Ordinance #2006-08-17-0955.) "C-3" General Commercial District zoning currently exists to the north of the subject property and to the west across Vance Jackson. Property to the south is zoned "C-3" General Commercial District, "MF-50" Multi-Family District and "R-4" Residential Single-Family District. Property to the east is railroad right-of-way and property zoned "I-1" General Industrial District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north, south and west of the subject property. There is a railroad right-of-way and an industrial business park to the east.

The applicant has applied for C-2 in order to allow for an office development. There are multiple large parcels in the immediate vicinity zoned C-3 which may be developed with office/commercial uses in the future. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of Vance Jackson Road, a Secondary Arterial Type A road. C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses and generate a greater volume of vehicular traffic. Given that the subject property is within close proximity to both Loop 1604 and IH-10, the requested zoning is appropriate for this location. Should this property be rezoned to C-2, the property owner will be required to install a type B buffer where the property line abuts residential zoning districts and uses.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008183.pdf
Zoning Commission Minutes	Z2008183.pdf
Voting Results	
Ordinance/Supplemental Documents	200808070676.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager