

AN ORDINANCE 2008-09-18-0861

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 25.459 acres out of CB 4443, also known as NCB 14697, from "C-3" General Commercial District to "MF-25" Multi-Family 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 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: 
for City Attorney



Request for
**COUNCIL
ACTION**

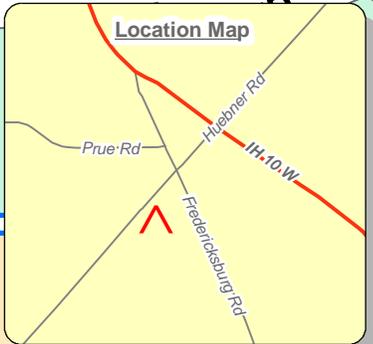
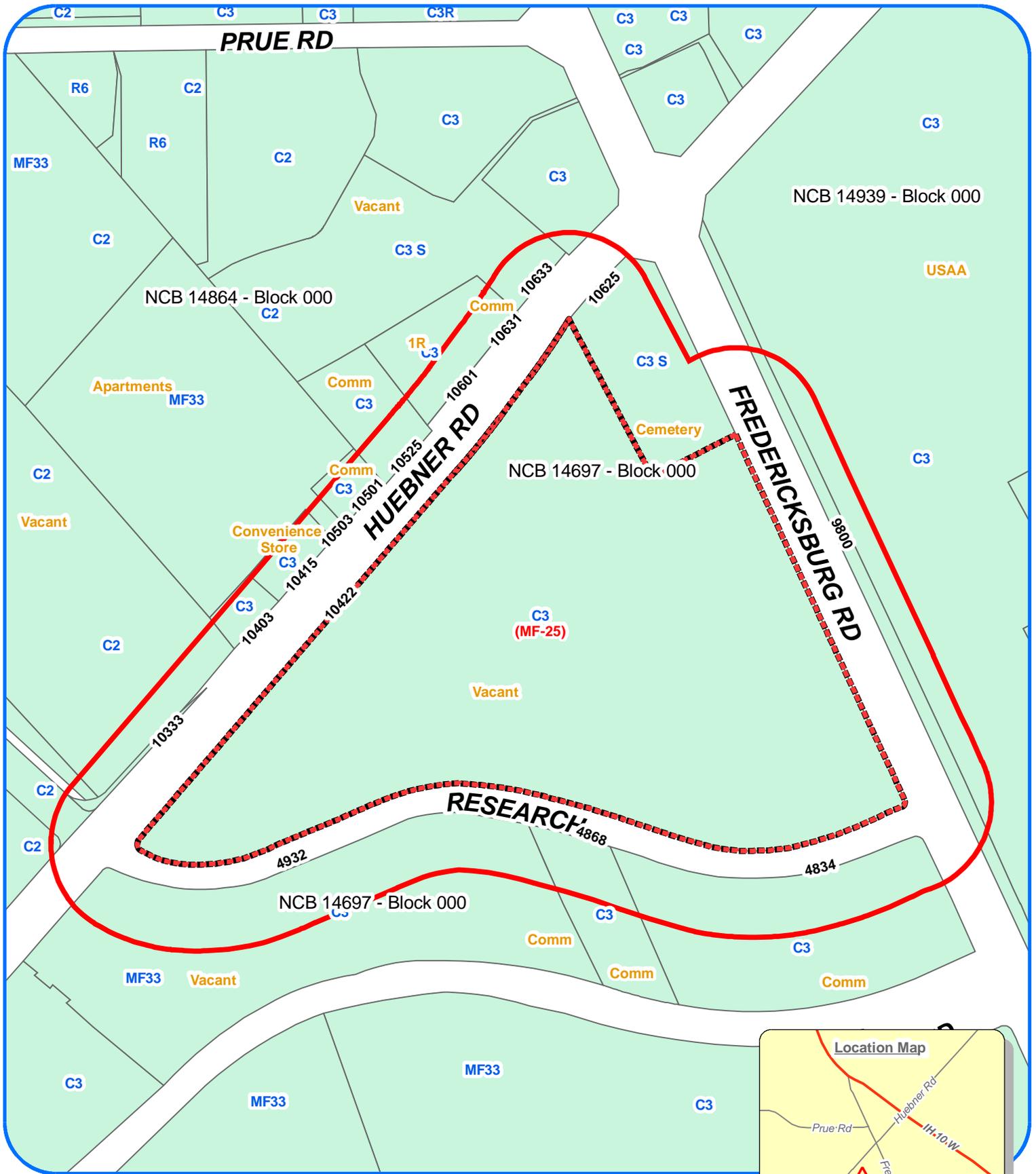
City of San Antonio



Agenda Voting Results - Z-25

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 # Z2008245 (District 8): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Multi-Family District on 25.459 acres out of CB 4443, also known as NCB 14697, located at 10422 Huebner Rd. Staff recommends approval. Zoning Commission recommendation pending September 16, 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				
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-2008-245

Council District 8

Scale: 1" approx. = 300'

Subject Property Legal Description(s): 25.45 Acres out of NCB 14697

Legend

- Subject Property (25.45 Acres)
- 200' Notification Buffer
- Current Zoning **C3**
- Requested Zoning Change **MF-25**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(08/06/2008)

72008245

METES AND BOUNDS DESCRIPTION
FOR A
25.459 ACRE TRACT OF LAND

Being 25.459 acres of land out of the M.T. Guerra Survey No. 88, Abstract No. 260, County Block 4443, Bexar County, Texas, and being out of a 26.249 acre tract of land (SAVE AND EXCEPT 0.774 of an acre tract of land) described as Tract I and recorded in a Warranty Deed in Volume 6302, Page 1274 of the Official Public Records of Real Property of Bexar County, Texas, said 25.459 acre tract of land being more particularly described as follows:

Beginning at a ½" iron rod found on the Southwesterly right-of-way line of Fredricksburg Road, a 120-foot right-of-way, the Southeasterly corner of Locke Hill Cemetery, as recorded in Volume 4305, Page 72 of the Deed Records of Bexar County, Texas, the Northeasterly corner of this herein described tract;

Thence S 24°50'47" E, with the Southeasterly right-of-way line of said Fredricksburg Road, a distance of 932.14 feet to a ½" iron rod found, at the Northerly end of the Northwesterly curve return for the intersection of the Southwesterly right-of-way line of said Fredricksburg Road and the Northerly right-of-way line of Research Drive, a 60-foot right-of-way, as recorded in Volume 9503, Page 188 of the Deed and Plat records of Bexar County, Texas, the beginning of a curve to the right;

Thence with said curve to the right, having a radius of 15.00 feet, a central angle of 81°21'36", a chord bearing and distance of S 15°51'07" W, 19.56 feet, an arc length of 21.30 feet to a ½" iron rod found, for the Southerly end of said curve return, the beginning of a curve to the right;

Thence with the Northerly right-of-way line of Research Drive, the following calls:

With said curve to the right, having a radius of 638.90 feet, a central angle of 12°36'16", a chord bearing and distance of S 62°50'03" W, 140.27 feet, an arc length of 140.55 feet to a ½" iron rod found, for the beginning of a curve to the right;

With said curve to the right, having a radius of 601.50 feet, a central angle of 39°09'09", a chord bearing and distance of S 88°42'46" W, 403.08 feet, an arc length of 411.03 feet to a ½" iron rod with an orange cap stamped "C&B-S.A. PROP. COR." set, for corner of this herein described tract;

N 71°42'40" W, a distance of 71.94 feet to a ½" iron rod found, for the beginning of a curve to the left:

With said curve to the left, having a radius of 2610.00, a central angle of 8°07'06", a chord bearing and distance of N 75°46'07" W, 369.51 feet, an arc length of 369.82 feet to a ½" iron rod found, for the beginning of a curve to the left;

With said curve to the left, having a radius of 430.00, a central angle of 32°38'38", a chord bearing and distance of S 83°51'00" W, 241.69 feet, an arc length of 244.99 feet to a ½" iron rod found, for a corner of this herein described tract;

S 67°31'41" W, a distance of 298.64 feet to a ½" iron rod found, for the beginning of a curve to the right;

With said curve to the right, having a radius of 370.00, a central angle of 29°39'44", a chord bearing and distance of S 82°21'33" W, 189.42 feet, an arc length of 191.55 feet to a ½" iron rod found, for the beginning of a curve to the right;

Z2008245

With said curve to the right, having a radius of 261.71 feet, a central angle of $24^{\circ}46'58''$, a chord bearing and distance of $N 70^{\circ}25'06'' W$, 112.32 feet, an arc length of 113.20 feet to a "x" in concrete set, for the Easterly end of the Northeasterly curve return for the intersection of the Northerly right-of-way line of said Research Drive and the Southeasterly right-of-way line of Huebner Road, a 110-foot right-of-way, the beginning of a curve to the right;

Thence with said curve to the right, having a radius of 15.00 feet, a central angle of $99^{\circ}09'36''$, a chord bearing and distance of $N 08^{\circ}26'49'' W$, 22.84 feet, an arc length of 25.96 feet to a $\frac{1}{2}$ " iron rod found, for the Northerly end of said curve return, a corner of this herein described tract;

Thence with the Southeasterly right-of-way line of said Huebner Road, the following calls:

$N 41^{\circ}08'33'' E$, a distance of 1122.38 feet to a 1" square bar found, for the beginning of a curve to the left;

With said curve to the left, having a radius of 1955.00 feet, a central angle of $5^{\circ}07'23''$, a chord bearing and distance of $N 38^{\circ}34'51'' E$, 174.74 feet, an arc length of 174.80 feet to a $\frac{1}{2}$ " iron rod with an orange cap stamped "C&B-S.A. PROP. COR." set, for a corner of this herein described tract;

$N 36^{\circ}01'10'' E$, a distance of 109.97 feet to a $\frac{1}{2}$ " iron rod with an orange cap stamped "C&B-S.A. PROP. COR.", set, for the beginning of a curve to the right;

With said curve to the right, having a radius of 1845.00, a central angle of $5^{\circ}07'23''$, a chord bearing and distance of $N 38^{\circ}34'52'' E$, 164.92 feet, an arc length of 164.97 feet to a $\frac{1}{2}$ " iron rod with an orange cap stamped "C&B-S.A. PROP. COR." set, for the Westerly corner of said Locke Hill Cemetery, the Northerly corner of this herein described tract;

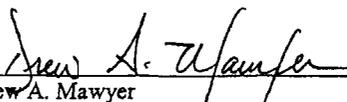
Thence $S 26^{\circ}36'54'' E$, departing the Southeasterly right-of-way line of said Huebner Road, with the Southwesterly line of said Locke Hill Cemetery, a distance of 408.30 feet to a $\frac{1}{2}$ " iron rod with an orange cap stamped "C&B-S.A. PROP. COR." set, for the Southerly corner of said Locke Hill Cemetery, an interior corner of this herein described tract;

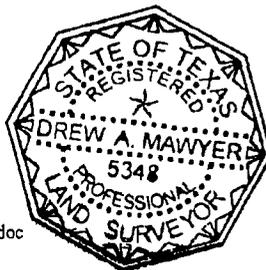
Thence $N 62^{\circ}40'26'' E$, with the Southeasterly line of said Locke Hill Cemetery, a distance of 206.25 feet to the Point Of Beginning and containing 25.459 acres of land.

The basis of bearings for this survey is the Texas State Plane Coordinate System, South Central Zone North American Datum of 1983 HARN, grid bearings.

Survey drawing prepared this day

June 24, 2008


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
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Z2008245

This case is scheduled for consideration by Zoning Commission on September 16, 2008 therefore no minutes are available at this time.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-25
Council Meeting Date: 9/18/2008
RFCA Tracking No: R-3781

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008245

SUMMARY:

From "C-3" General Commercial District to "MF-25" Multi-Family District.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: September 16, 2008

Applicant: Kaufman & Associates, Inc.

Owner: La Cantera Development Company

Property Location: 10422 Huebner Rd

25.459 acres out of CB 4443

South of the intersection of Huebner Road and Fredericksburg Road

Proposal: To allow a multi-family development

Neighborhood Association: Oakland Estates Neighborhood Association is within 200 feet

Neighborhood Plan: None

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

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-3 district and prohibiting the proposed multi-family development.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the September 16, 2008 public hearing.

The subject property consists of undeveloped land with frontage on Huebner Road and Fredericksburg Road. The property is adjacent to C-3 zoning to the north, east and south as well as C-3, C-2 and MF-33 zoning to the west. The surrounding land uses consist of a cemetery to the north; apartments and commercial uses to the west; the USAA corporate campus to the east and commercial and office uses to the south.

The applicant has applied for MF-25 zoning in order to develop a multi-family community. The requested multi-family district is appropriate, as the subject property fronts on a heavily commercialized primary arterial street. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares. Additionally, the zoning change would downzone the subject property from the current C-3.

Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Fredericksburg Road (a Secondary Arterial "Type A" street) to the east and Huebner Road (a Primary Arterial "Type A" street) to the west. In addition, there is access to VIA bus depots along Huebner Road and Fredericksburg Road.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008245.pdf
Location Map	Z2008245_2.pdf
Voting Results	
Ordinance/Supplemental Documents	200809180861.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager