

4F

AN ORDINANCE

97592

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2003044

The rezoning and reclassification of property from "NP-10" Neighborhood Preservation District to "R-4" Residential Single-Family District on the property listed as follows:

0.159 acres out of NCB 16552

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 8th DAY OF May 20 23

ATTEST: [Signature] City Clerk

MAYOR: [Signature] EDWARD D. GARZA

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

03-18

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
CITY PUBLIC SERVICE – MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE – ASSESSOR
FINANCE – CONTROLLER
FINANCE – GRANTS
FINANCE – PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT –NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 4F

DATE: MAY 08 2003

MOTION: Spden Martinez

ORDINANCE NUMBER: 97592

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: z 2003 044

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		✓	
ANTONIETTE "TONI" MOORHOUSE District 3		✓	
ENRIQUE "KIKE" MARTIN District 4			
NORA X. HERRERA District 5			
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		✓	
BONNIE CONNER District 8		✓	
CARROLL SCHUBERT District 9		✓	
DAVID CARPENTER District 10		✓	
EDWARD D. GARZA Mayor		✓	

ZC: DENIAL

STAFF: APPROVAL

03-18

CASE NO: Z2003044

Staff and Zoning Commission Recommendation - City Council

Date: May 08, 2003

Zoning Commission Meeting Date: April 01, 2003

Council District: 2

Ferguson Map: 586 E3 & F3

Appeal: Yes

Applicant: Owner

Placid Investments Placid Investments

Zoning Request: From "NP-10" Neighborhood Preservation District to "R-4" Residential Single-Family District

0.159 acres out of NCB 16552

Property Location: 6470 FM 1516

Proposal: To make this property compatible with adjacent properties.

Neighborhood Association: None

Neighborhood Plan: I.H. East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The I.H. 10 East Corridor Plan indicates residential development at this location. The northern development proposals for this tract are extensions of existing development in the City of Converse. Access to the southern portion of this proposal has been provided with an access easement from FM 1516 to the site.

Zoning Commission Recommendation

Denial

VOTE

FOR 8

AGAINST 2

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2003044

ZONING CASE NO. Z2003044 April 1, 2003

Applicant: Placid Investments

Zoning Request: "NP-10" Neighborhood Preservation District to "R-4" Residential Single Family District.

Applicant/Representative not present.

OPPOSE

Dennis Bouchie, 6910 FM 1516 N., stated he is in opposition of this request. He stated he has experienced drainage problems and is concerned with how this development would affect his property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Hophan to recommend a continuance until May 6, 2003.

AYES: Martinez, McGowan, Hophan, Avila, Morell

NAYS: Grau, Kissling, Sherrill, McAden, Mehringer

THE MOTION FAILED.

COMMISSION ACTION

The motion was made by Commissioner McAden and seconded by Commissioner Grau to recommend denial.

1. Property is located on 42.993 acres out of NCB 16552 at 6470 FM 1516.
2. There were 6 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, Hophan, Sherrill, McAden, Avila, Mehringer

NAYS: McGowan, Morell

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.

PRESIDENT

Property Description of

0.159 acres of land in the City of San Antonio, N.C.B. 16552 out of a 42.993 acre tract described by deed recorded in Volume 9793, Page 833 of the Official Public Records of Bexar County Texas and being out of the Antonio Amador Survey No. 312, Abstract No. 1177, County Block 5070, Bexar County, Texas: said 0.159 acres being more particularly described as follows:

- Beginning: At a point on South boundary of a 122.504 acre tract of land designated as Tract "B" recorded in Volume 7623, Page 1262, Real Property Records of Bexar County, Texas being the Northeast corner of said 42.993 acre tract and being the Northeast corner of the herein described tract;
- Thence: S14°21'24"W, 100.00 feet with the East boundary of said 42.993 acre tract to a point being the most Easterly Southeast corner of herein described tract;
- Thence: N75°27'21"W, 10.59 feet with the Southerly boundary of said 42.993 acre tract to a point for an angle;
- Thence: N37°42'18"W, 21.40 feet leaving the Southerly boundary of said 42.993 acre tract to a point for an angle;
- Thence: N34°16'15"W, 131.96 feet to a point on the Northerly boundary of said 42.993 acre tract and the Southerly boundary of said 122.504 acre tract; said point being the Northwest corner of the herein described tract;
- Thence: S75°27'21"E, (reference line), 126.50 feet with the Northerly boundary of said 42.993 acre tract and the Southerly boundary of 122.504 acre tract to the POINT OF BEGINNING, containing 0.159 acres of land.
- Note: Bearings used in this description are referenced to said 122.504 acre tract designated as Tract "B" recorded in Volume 7623, Page 1262, Real Property Records of Bexar County, Texas.

Job No. 163707-611
February 19, 2003
Revised April 29, 2003
WAS/emm

Z2003044



M.W. CUDE ENGINEERS, L.L.C.

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Job No. 163707-611
February 19, 2003
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WAS/emm

Z2003044

Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

PUBLIC NOTICE

AN ORDINANCE 97592

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: 0.159 acres out of NCB 16552 from "NP-10" Neighborhood Preservation District to "R-4" Residential Single-Family District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
5/16

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the City Of San Antonio-City Clerk-Ordinance 97592 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 16, 2003.

Helen I. Lutz

Sworn to and subscribed before me this 16th day of May, 2003.

Faye Polanco

Notary Public in and for Bexar County, Texas

