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AN ORDINANCE 99885

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 CLASSIFICATION 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 so that it shall include the following described change of zoning classification of the following property:

CASE NO. Z2004212 C S

The change of zoning classification from PUD "RM-4" GC-1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1, "R-6" GC-1 Residential Single-Family Hill Country Gateway Corridor 1, PUD R-6 Planned Unit Development Residential Single-Family, PUD "R-6" GC-1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1, and "C-2" GC-1 Commercial Hill Country Gateway Corridor 1 Districts to PUD "R-6" Planned Unit Development Residential Single-Family and PUD "R-6" GC 1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 Districts, on the property listed as follows:

1011.153 acres out of the Ludovic Calguhoun Survey Number 24, Abstract Number 133, the Manuel Tarin Survey Number 25, Abstract Number 742, the J.M. Arocha Survey Number 26, the John H. Gibson Survey Number 3, and the John H. Gibson Survey Number 5, Bexar County, Texas, and as more fully described in the attached Exhibit "A",

SAVE AND EXCEPT:

1. 132.30 acres out of the Ludovic Colquhoun Survey No. 24, Abstract No.

133, County Block 4034; the John H. Gibson Survey No. 3, Abstract No. 300, County Block 4753; the J. M. Arocha Survey No. 26, Abstract 27, County Block 4752 and the Manuel L. Train Survey No. 25, Abstract No. 742, County Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "B";

2. 110.44 acres out of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "C";

3. 4.218 acres out of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "D";

4. 17.87 acres out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034; the John H. Gibson Survey No. 5, Abstract No. 301, County Block 4756, and the Manuel L. Train Survey No. 25, Abstract No. 742, County Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "E";

5. 4.379 acres of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "F";

6. 5.513 acres out of the Manuel L. Train Survey No. 25, Abstract No. 742, County Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "G";

7. 69.0390 acres out of New City Block 34034, and as more fully described in the attached Exhibit "H";

8. Lot 1, Block, 14, New City Block 34753A, and as more fully described in the attached Exhibit "I"; and

9. 4.379 acres out of New City Block 34034, and as more fully described in the attached Exhibit "J".

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family and PUD R-6 GC-1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 Districts to PUD R-6 S Planned Unit Development Residential Single-Family District with a specific use authorization for a golf course accessory to a residential subdivision and PUD R-6 S GC 1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 District with a specific use authorization for a golf course accessory to a residential subdivision, on the property listed as follows:

132.30 acres out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034; the John H. Gibson Survey No. 3, Abstract No. 300, County Block 4753; the J. M. Arocha Survey No. 26, Abstract 27, County Block 4752 and the Manuel L. Train Survey No. 25, Abstract No. 742, County

Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "B".

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family and PUD R-6 GC-1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 Districts to PUD R-6 S Planned Unit Development Residential Single-Family District with a specific use authorization for a golf course accessory to a residential subdivision and PUD R-6 S GC 1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 District with a specific use authorization for a golf course accessory to a residential subdivision, on the property listed as follows:

110.44 acres out of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "C".

The change of zoning classification from PUD R-6 GC-1 Planned Unit Development Residential Single-Family Hill Country Gateway Corridor 1 District to PUD C-1 GC 1 Planned Unit Development Light Commercial Hill Country Gateway Corridor 1 District, on the property listed as follows:

4.218 acres out of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "D".

The change of zoning classification from R-6 Residential Single-Family District and R-6 GC-1 Residential Single-Family Hill Country Gateway Corridor 1 District to PUD C-2 C Planned Unit Development Commercial District with a conditional use for a private club and PUD C-2 C GC 1 Planned Unit Development Commercial Hill Country Gateway Corridor 1 District with a conditional use for a private club, on the property listed as follows:

17.87 acres out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034; the John H. Gibson Survey No. 5, Abstract No. 301, County Block 4756, and the Manuel L. Train Survey No. 25, Abstract No. 742, County Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "E".

The change of zoning classification from R-6 Residential Single-Family District to PUD O-1 Planned Unit Development Office District, on the property listed as follows:

4.379 acres of the Ludovic Colquhoun Survey No. 24 Abstract No. 133, County Block No. 4034, Bexar County, Texas, and as more fully described in the attached Exhibit "F".

The change of zoning classification from R-6 Residential Single-Family District to PUD C-1 GC 1 Planned Unit Development Light Commercial Hill Country Gateway Corridor 1 District, on the property listed as follows:

5.513 acres out of the Manuel L. Train Survey No. 25, Abstract No. 742,

County Block 4754, Bexar County, Texas 5.513 acres out of the Manuel L. Train Survey No. 25, Abstract No. 742, County Block 4754, Bexar County, Texas, and as more fully described in the attached Exhibit "G".

The change of zoning classification from R-6 Residential Single-Family District and R-6 GC-1 Residential Single-Family Hill Country Gateway Corridor 1 District to PUD MF-25 Planned Unit Development Multi-Family District and PUD MF-25 GC 1 Planned Unit Development Multi-Family Hill Country Gateway Corridor 1 District, on the property listed as follows:

69.0390 acres out of New City Block 34034 and as more fully described in the attached Exhibit "H".

The change of zoning classification from R-6 Residential Single-Family District to PUD C-1 C Planned Unit Development Light Commercial District with a conditional use for a private club, on the property listed as follows:

Lot 1, Block, 14, New City Block 34753A and as more fully described in the attached Exhibit "I".

The change of zoning classification from R-6 Residential Single-Family District to PUD R-6 C Planned Unit Development Residential Single-Family District with a conditional use for a homeowners' association, on the property listed as follows:

4.379 acres out of New City Block 34034 and as more fully described in the attached Exhibit "J".

The change of zoning classification from R-6 Residential Single-Family District and R-6 GC-1 Residential Single-Family Hill Country Gateway Corridor 1 District to PUD C-2 Planned Unit Development Commercial District and PUD C-2 GC 1 Planned Unit Development Commercial Hill Country Gateway Corridor 1 District, on the property listed as follows:

30.62 acres out of New City Block 34752 and as more fully described in the attached Exhibit "K".

The change of zoning classification from R-6 GC-1 Residential Single-Family Hill Country Gateway Corridor 1 District to PUD C-2 GC 1 Planned Unit Development Commercial Hill Country Gateway Corridor 1 District, on the property listed as follows:

3.257 acres out of New City Block 34754 and as more fully described in the attached Exhibit "L".

The change of zoning classification from PUD R-20 Planned Unit Development Residential Single-Family District to PUD R-6 S Planned Unit Development Residential Single-Family District with a specific use authorization for a golf course accessory to a residential subdivision, on the property listed as follows:

13.44 acres out of the A. Gugger Survey Number 323, Abstract Number 284,

Bexar County, Texas, and as more fully described in the attached Exhibit "M".

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family District to PUD R-6 Planned Unit Development Residential Single-Family District and PUD R-6 S Planned Unit Development Residential Single-Family District with a specific use authorization for a golf course accessory to a residential subdivision, on the property listed as follows:

211.50 acres out of the Anton Gugger Survey Number 323, Abstract Number 284, County Block 4750, and August Liebe Survey No. 6, Abstract 1219, County Block 4759, Bexar County, Texas, and as more fully described in the attached Exhibit "N",

SAVE AND EXCEPT:

Lots 31 through 34, Block 20, New City Block 34034 C;
Lots 4 through 6, Block 23, New City Block 16385;
Lots 1 through 11, Block 24, New City Block 16385;
Lots 1 through 4, Block 25, New City Block 16385;
Lots 1 through 5, Block 26, New City Block 16385; and
Lots 1 and 2, Block 27, New City Block 16385.

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family District to PUD R-6 Planned Unit Development Residential Single-Family District, on the property listed as follows:

Lots 31 through 34, Block 20, New City Block 34034 C;
Lots 4 through 6, Block 23, New City Block 16385;
Lots 1 through 11, Block 24, New City Block 16385;
Lots 1 through 4, Block 25, New City Block 16385;
Lots 1 through 5, Block 26, New City Block 16385; and
Lots 1 and 2, Block 27, New City Block 16385.

The change of zoning classification from R-20 Residential Single-Family District to PUD R-6 S Planned Unit Development Residential Single-Family District with a specific use authorization for a golf course accessory to a residential subdivision, on the property listed as follows:

145.4 acres out of New City Block 34781 and as more fully described in the attached Exhibit "O".

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family District to PUD R-6 Planned Unit Development Residential Single-Family District, on the property listed as follows:

1. 146.80 acres out of the John W. Smith Survey No. 27, Abstract 708, County Block 4732; the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751; the C. Schasse Survey No. 4, Abstract 1024, County Block 4750; and the J. H. Gibson Survey No. 3, Abstract 300, County Block

4753, Bexar County Texas and as more fully described in the attached Exhibit "P"; and

2. 104.23 acres out of the J. M. Arocha Survey No. 26, Abstract 27, C. B. 4752 and the J. H. Gibson Survey No. 3, Abstract 300, C. B. 4753 and the C. Schasse Survey No. 4, Abstract 1024, C. B. 4750, Bexar County Texas and as more fully described in the attached Exhibit "Q",

SAVE AND EXCEPT:

1. 6.627 acres out of the P. Toepperwein Survey No. 26 , Abstract 765, County Block 4751; the C. Schasse Survey No. 4, Abstract 1024, County Block 4750; and the J. H. Gibson Survey No. 3, Abstract 300, County Block 4753, Bexar and J. M. Arocha Survey No. 26, Abstract 27, C. B. 4752 and as more fully described in the attached Exhibit "R";

2. 54.24 acres out of J. H. Gibson Survey No. 3, Abstract 300, C. B. 4753, the C. Schasse Survey No. 4, Abstract 1024, C. B. 4750, the P. Toepperwein Survey No. 26, Abstract 765, County Block 4751, and the J. M. Arocha Survey No. 26, Abstract 27, C. B. 4752 and as more fully described in the attached Exhibit "S";

3. 17.30 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751, and the John W. Smith Survey No. 27, Abstract 708, County Block 4732 and as more fully described in the attached Exhibit "T";

4. 20.74 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751, and the John W. Smith Survey No. 27, Abstract 708, County Block 4732 and as more fully described in the attached Exhibit "U";

5. 54.54 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751 and the C. Schasse Survey No. 4, Abstract 1024, County Block 4750, Bexar County Texas and as more fully described in the attached Exhibit "V"; and

6. 22.13 acres out of NCB 34705 and as more fully described in the attached Exhibit "W".

The change of zoning classification from PUD R-6 Planned Unit Development Residential Single-Family District to PUD R-6 Planned Unit Development Residential Single-Family District, on the property listed as follows:

1. 6.627 acres out of the P. Toepperwein Survey No. 26 , Abstract 765, County Block 4751; the C. Schasse Survey No. 4, Abstract 1024, County Block 4750; and the J. H. Gibson Survey No. 3, Abstract 300, County Block 4753, Bexar and J. M. Arocha Survey No. 26, Abstract 27, C. B. 4752 and as more fully described in the attached Exhibit "R";

2. 54.24 acres out of J. H. Gibson Survey No. 3, Abstract 300, C. B. 4753, the C. Schasse Survey No. 4, Abstract 1024, C. B. 4750, the P. Toepperwein

Survey No. 26, Abstract 765, County Block 4751, and the J. M. Arocha Survey No. 26, Abstract 27, C. B. 4752 and as more fully described in the attached Exhibit "S";

3. 17.30 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751, and the John W. Smith Survey No. 27, Abstract 708, County Block 4732 and as more fully described in the attached Exhibit "T";

4. 20.74 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751, and the John W. Smith Survey No. 27, Abstract 708, County Block 4732 and as more fully described in the attached Exhibit "U";

5. 54.54 acres out of the P. Toepperwein Survey No. 26 ¼, Abstract 765, County Block 4751 and the C. Schasse Survey No. 4, Abstract 1024, County Block 4750, Bexar County Texas and as more fully described in the attached Exhibit "V"; and

6. 22.13 acres out of NCB 34705 and as more fully described in the attached Exhibit "W".

SECTION 2. Descriptions of the property are attached as Exhibits "A" through "W" and are 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.

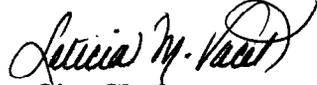
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective October 24, 2004.

PASSED AND APPROVED this 14th day of October, 2004.



**M A Y O R
EDWARD D. GARZA**

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: 4P. 99885

Date: 10/14/04

Time: 02:48:46 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2004212 C S: The request of City of San Antonio, Applicant, for Multiple Property Owners, for a change in zoning from: PUD "R-6" and PUD "R-6" GC-1 to PUD "R-6" and PUD "R-6" GC-1 on 251.03 acres; from "R-6" and "R-6" GC-1 to PUD "C-2" G "C-1" on 30.62 acres; from "R-6" GC-1 to PUD "C-2" GC-1 on 3.257 acres; from "R-6" GC-1 to PUD "C-1" GC-1 on 5.513 acres; from PUD "R-6" GC-1 to PUD "C-1" GC-1 on 4.218 acres; from "R-6" GC-1, PUD "R-6" GC-1, PUD "R-6" PUD "RM-4" GC-1 and "R-20" to PUD "R-6" S GC-1; on 560.28 acres save and except Blocks 23, 24, 25, 26, and 27, NCB 16385, from PUD "R-6" to PUD "R-6" on Blocks 23 through 27, NCB 16385; from "R-6" GC-1 and "R-6" to PUD "MF-25" on 69.0390 acres; from "R-6" to PUD "O-1" on 4.379 acres; from "R-6" to PUD "C-2" C for a private club on Lot 1, Block 14, NCB 34753A; from "R-6" and "R-6" GC-1 to PUD "C-2" C and PUD "C-2" C GC-1 for a private club on 17.87 acres; from PUD "R-6" and "R-6" to PUD "R-6" C for a homeowners association office; and from PUD "R-6" GC-1, "C-2" GC-1, "C-2", PUD "R-6", and PUD "RM-4" GC-1 to PUD "R-6" and PUD "R-6" GC-1 on 1081.35 acres save and except 351.208 acres and save and except Lot 1, Block 14, NCB 34753A on area generally bounded by IH-10 west on the west, Camp Bullis Military Reservation on the east, and Mission Cemetery on the south, Dominion Drive and IH 10 West. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6	Not present			
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		