

AN ORDINANCE 2006 - 0 1 - 2 6 - 0 1 4 2

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 0.439 acres out of NCB 17417 from "R-6" Residential Single-Family District to "C-2" Commercial District.

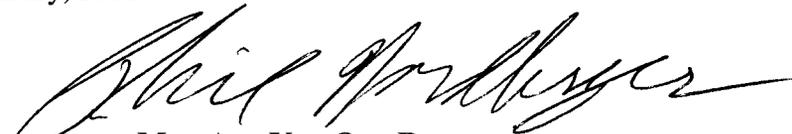
SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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.

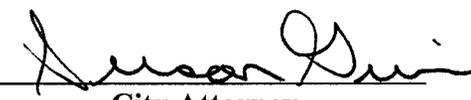
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on February 5, 2006.

PASSED AND APPROVED this 26th day of January, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-2

Date: 01/26/06

Time: 02:11:46 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005272 (District 6): An Ordinance amending the zoning boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 0.439 acres out of NCB 17417, 8615 Marbach Road as requested by Robert Grant, Applicant, for Lakeside Properties, Ltd., Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

FIELD NOTES

22005272

0.439 Acres Tract of Land out of a 1,021.590 Acres Tract described by Deed recorded in Volume 2498, Page 475 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 36, CABLE RANCH SUBDIVISION according to plat thereof recorded in Volume 105, Page 162, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found in the north Right-of-Way line of MARBACH ROAD, for the southeast corner of this tract and the most southerly southwest corner of Lot 2, Block 2;

THENCE, N 89° 40' 03" W(Field) (N 89° 43' 34" W, Record), with and along the north Right-of-Way line of said MARBACH ROAD, a distance of 125.64 feet(Field) (125.00 feet Record), to a 1/2-inch iron pin found at a point of curvature;

THENCE, with said curve to the right, having a radius of 25.00 feet (Field and Record), an interior angle of 89° 30' 13"(Field) (90° 00' 00" Record), a tangent of 24.78 feet(Field) (25.00 feet Record), an arc length of 39.05 feet(Field) (39.27 feet Record), and a chord distance of 35.20 feet(Field) (35.36 feet Record), to a 1/2" iron pin found in the east Right-of-Way line of CABLE RANCH ROAD, for the most westerly southwest corner of this tract;

THENCE, N 00° 33' 16" E(Field) (N 00° 16' 26" E, Record); with and along the east Right-of-Way line of said CABLE RANCH ROAD, a distance of 124.83 feet(Field) (125.00 feet Record), to a 1/2-inch iron pin found, for the northwest corner of this tract, and the most westerly southwest corner of Lot 2, Block2;

THENCE, S 89° 42' 46" E(Field) (S 89° 43' 34" E, Record), departing from the east Right-of-Way line of said CABLE RANCH ROAD, a distance of 69.79 feet(Field) (70.00 feet Record), to a 1/2-inch iron pin found, for the most northerly northeast corner of this tract;

THENCE, S 44° 43' 34" E (Field and Record, Bearing of Reference), a distance of 113.59 feet(Field) (113.14 feet Record), to a 1/2-inch iron pin found, for the most easterly northeast corner of this tract;

THENCE, S 00° 16' 26" W(Field and Record Bearing), a distance of 69.32 feet(Field) (70.00 feet Record), to the POINT OF BEGINNING.

Note: See attached Survey Plat.



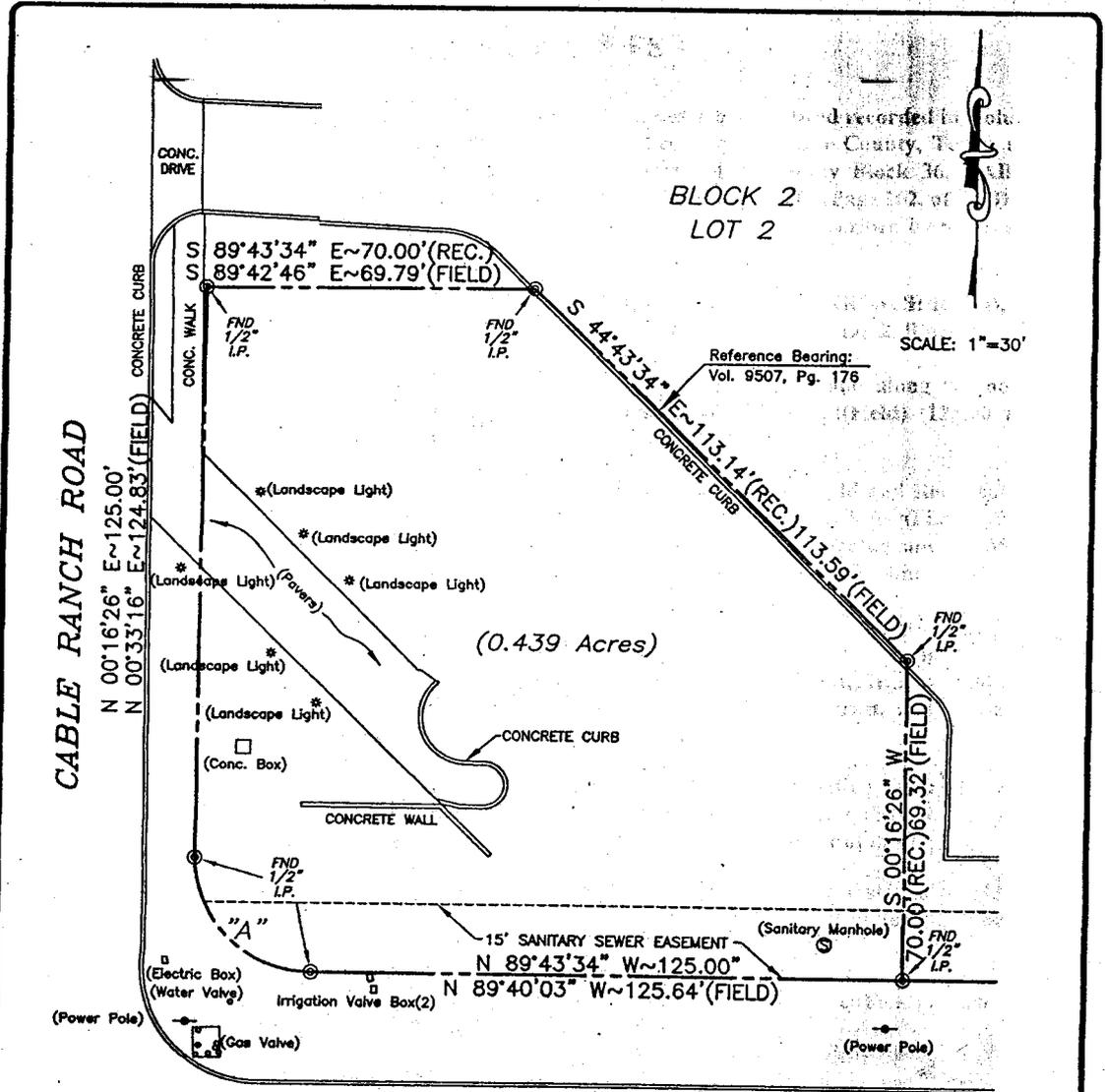
Sia Sayyadi, R.P.L.S.
Texas Registration No. 5451
September 28, 2005



Ref. Job: #05155
G.F. No. #200508597

EXHIBIT A
To Ordinance No. _____
Passed and approved on 01/26/06

22005972



BLOCK 2
LOT 2

Reference Bearing:
Vol. 9507, Pg. 176

SCALE: 1"=30'

MARBACH ROAD

CURVE DATA "A"(REC.)		CURVE DATA "A"(FIELD)	
DELTA	= 90°00'00"	DELTA	= 89°30'13"
RADIUS	= 25.00'	RADIUS	= 25.00'
LENGTH	= 39.27'	LENGTH	= 39.05'
TANGENT	= 25.00'	TANGENT	= 24.78'
CHORD	= 35.36'	CHORD	= 35.20'

References:
Vol. 105, Pg. 162

LEGAL DESCRIPTION 0.439 Acres of land being out of a 1,021.590 acre tract described by Deed recorded in Volume 2498, Page 475, of the Official Public Records of Real Property of Bexar County, Texas, and being out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 36, Cable Ranch Subdivision according to plat thereof recorded in Volume 105, Page 162, of the Deed and Plat Records of Bexar County, Texas, being more particularly described in attached metes and bounds.

Sia Sayyadi
I hereby certify that the above plat has been prepared according to an actual survey made on the ground under my supervision.
(Texas Registration No. 5451)



SCALE 1"=30'
J.O. 05155
TITLE CO. CHICAGO TITLE
G.F. # 200508597
DATE OF COMMITMENT 08/23/05

FIELD WORK	DATE	BY
DRAFTING	09/22/05	R.A.
FINAL CHECK	09/28/05	S.S.
UP DATE		
REVISED		

SIA ENGINEERING, INC.
438 W. MAPLEWOOD
SAN ANTONIO, TEXAS 78216-6203
(210) 341-5500

CASE NO: Z2005272

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from January 12, 2006

Date: January 26, 2006

Zoning Commission Meeting Date: December 06, 2005

Council District: 6 **Ferguson Map:** 613 C6

Applicant: Robert Grant **Owner:** Lakeside Properties, Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District
0.439 acres out of NCB 17417

Property Location: 8615 Marbach Road
The Intersection of Marbach Road and Cable Ranch Road

Proposal: For a retail shopping center

Neighborhood Association: Rainbow Hills Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently vacant and located at the intersection of Marbach Road and Cable Ranch Road. The property to the west is undeveloped while the property to the north is an established shopping center. The properties located to the south are developed commercial uses.

The property was previously zoned Temporary "R-1" Residential District, which later converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The shopping center to the north was rezoned to "B-2" Business District in 1992.

The change in zoning from a residential district to a commercial district would be appropriate at the location due to the surrounding land uses. The property is located along a commercial corridor, which follows this section of Marbach Road. Changing this zoning district to "C-2" would promote compatibility among the zoning districts.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005272

ZONING CASE NO. Z2005272 – December 6, 2005

Applicant: Robert Grant

Zoning Request: “R-6” Residential Single-Family District to “C-3” General Commercial District.

Robert Grant, 13907 Bluff Lane, stated that he is proposing to build a small retail shopping center on the property. He further stated that he would agree to amend his request to “C-2”.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the Rainbow Hills Neighborhood Association.

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 Gray and seconded by Commissioner Robbins to recommend approval of “C-2” Commercial District.

1. Property is located on 0.439 acres out of NCB 17417 at 8615 Marbach Road.
2. There were 8 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

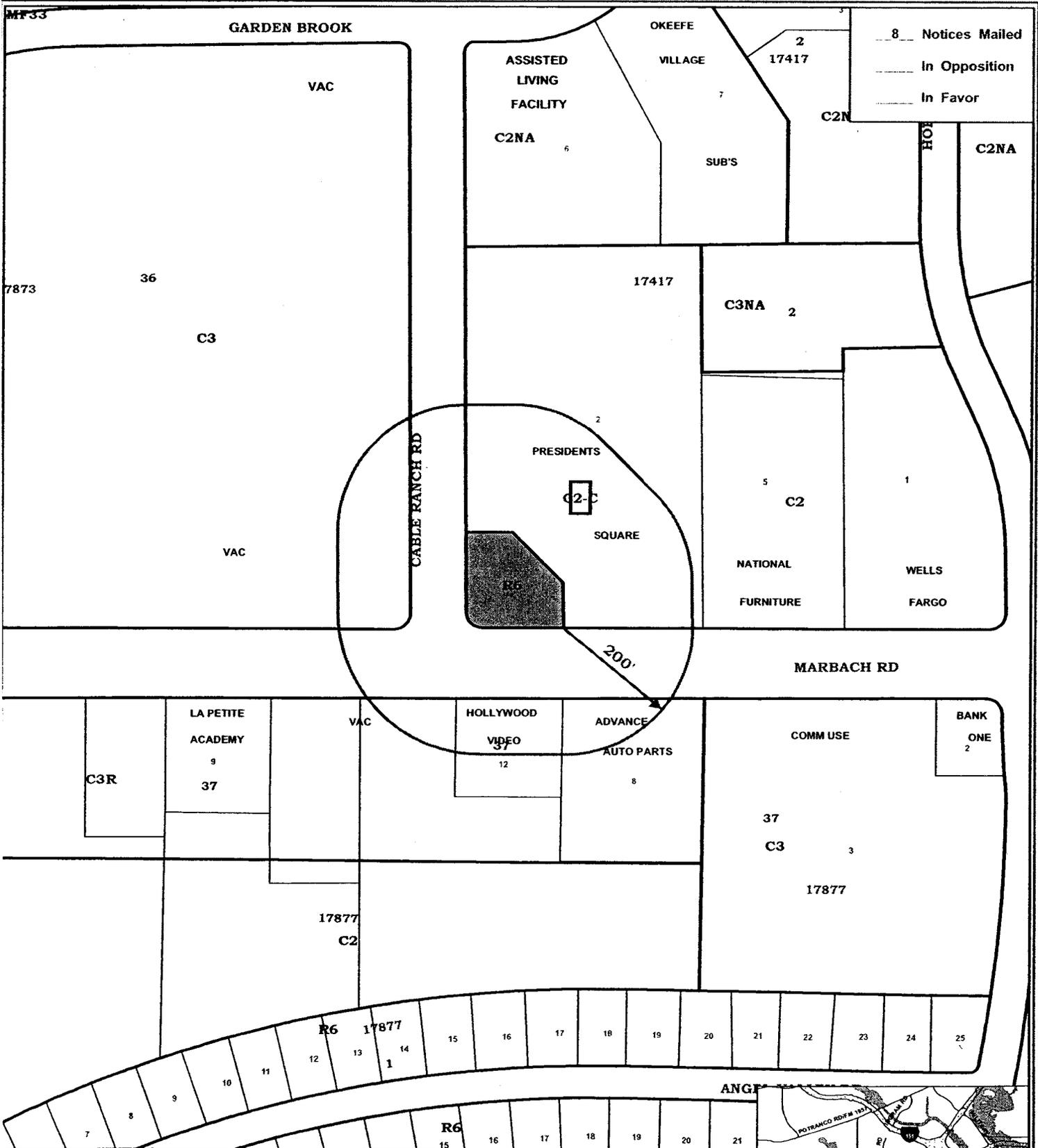
AYES: Martinez, Robbins, Rodriguez, Farias, Marshall, Sherrill, McAden, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



8 Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2005-272

City Council District No. 6
 Requested Zoning Change
 From "R-6" To "C-2"
 Date: January 26, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Nov_1_2005

