

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

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.

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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 Lot P-3D, NCB 15663 from "R-6" Residential Single-Family District to "C-3 NA" General Commercial District, Nonalcoholic Sales District.

SECTION 2. 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.

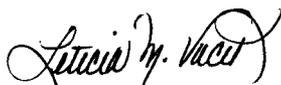
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. 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-4

Date: 01/26/06

Time: 02:13:31 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005297 (District 7): An Ordinance amending the zoning boundary from "R-6" Residential Single-Family District to "C-3NA" General Commercial, Nonalcoholic Sales District on Lot P-3D, NCB 15663, 11212 Leslie Road as requested by Roy Horn III, Applicant, for Robert and Mary Maddox, 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		

Z2005297

ZONING CASE NO. Z2005297 – January 17, 2006

Applicant: Roy Horn, III

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

Roy Horn, 9725 Towerview Road, representing the owner, stated at the time of annexation the front portion of the property that faces Loop 1604 was zoned “C-3” Commercial District and the rear portion remained “R-6”. He stated their intent is to make the subject property consistent with the front portion “C-3” zoning designation.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Sherrill and seconded by Commissioner Kissling to recommend approval of “C-3NA”.

1. Property is located on Lot P-3D, NCB 15663 at 11212 Leslie Road.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis Division
COPIES TO: File
SUBJECT: 11212 Leslie Road, Rezoning of 6.376-Acres, Level 1 TIA (Z2005297)
DATE: January 10, 2006

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the property at 11212 Leslie Road, NCB 15663 Lot P-3D, rezoning of 6.376-Acres. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is on Leslie Road northeast of Braun Road in the northwest San Antonio. The 6.376-acres is currently zoned R-6 Single Family Residential use. The property is proposed to be C-3 Commercial. No specific proposal has been submitted for the development. However, based on typical retail shopping in C-3 property of this size, the property could be expected to generate 260 PM peak hour trips, and 2,980 daily vehicle trips.

The following on-site improvements, as well as improvements along the project limits, are necessary and shall be provided by the developer, on and before the completion of the 6.376-acre tract, at no cost to the City of San Antonio:

- One access driveway has been proposed by the TIA and approved as part of the review. The driveway shall comply with UDC 35-506 (r). The access driveway shall provide clear sight distance along Leslie Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Leslie Road is a collector with approximately 60-feet of current ROW. The developer should make provisions, at the time of platting, for dedication of approximately 5-feet of right-of-way along Leslie Road to provide 35' feet of ROW from centerline of current ROW to property line.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for an internal site plan. Site circulation is important for this proposed development. Cross shared access is encouraged with adjacent commercial property in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

