

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-6

Date: 01/26/06

Time: 02:17:08 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006002 (District 8): An Ordinance amending the zoning boundary from "R-6" Residential Single-Family District, "R-6" GC-1 Residential Single-Family Gateway Corridor District, "R-20" Residential Single-Family District and "R-20" GC-1 Residential Single-Family Gateway Corridor District to "MF-25" Multi-Family District and "MF-25" GC-1 Multi-Family Gateway Corridor District on 65.095 acres, "C-3" General Commercial District on 41.396 acres, and "C-3" GC-1 General Commercial Gateway Corridor District on 30.197 acres from a total of 136.688 acres out of NCB 18333 and NCB 34760, 19000 and 20000 Block of Interstate Highway 10 West as requested by Kaufman and Associates, Inc., Applicant, for BP HWY 10 San Antonio, 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		

LEGAL DESCRIPTION FOR

A 50.090 Acre Tract of land out of a 53.265 Acre Tract as recorded in Volume 6625, Page 2041 of the Real Property Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, NCB 18333. An a 111.01 Acre Tract as recorded in Volume 2769, Page 1679 of the Official Property Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, NCB 18333 and the B. Sherrer Survey No. 409, Abstract No. 672 and being further described by Metes and Bounds as Follows;

Beginning at a point in the North line of said 53.265 Acre Tract, said point also being the northwest corner of a 1.11 Acre tract recorded in Volume 5656, Page 180 of the Bexar County Plat and Deed Records. Said point also being in the south line of a 21.66 Acre Tract of land recorded in Volume 6974, Page 1377 of the Bexar County Plat and Deed Records for the Point of Beginning;

Thence, S 19°52'14" E, a distance of 45.83 feet to an angle point;

Thence, S 19°52'14" E, a distance of 89.99 feet to an angle point;

Thence, S 19°52'14" E, a distance of 223.41 feet to an angle point;

Thence, S 09°01'36" E, a distance of 193.26 feet to an angle point;

Thence, S 72°05'07" E, a distance of 157.95 feet to an angle point;

Thence, S 65°06'22" E, a distance of 99.52 feet to an angle point;

Thence, S 16°00'45" E, a distance of 1164.13 feet to a point for corner, said point also being in the north line of a 25.9 Acre Tract as recorded in Volume, 7885, Page 768 of the Bexar County Plat and Deed Records;

Thence along said north line N 88°50'08" W, a distance of 1185.96 feet to a point for a corner;

Thence departing said north line N 28°59'41" W, a distance of 635.13 feet to an angle point;

Thence, N 69°15'36" W, a distance of 235.13 feet to an angle point;

Thence, N 70°09'38" W, a distance of 265.77 feet to a point for a corner, said point being in the west line of the said 53.265 Acre Tract and the east line of a 104.93 Acre Tract as recorded in Volume 4787, Page 639 of the Bexar County Plat and Deed Records;

Thence along said line N 03°44'05 E, a distance of 794.88 feet to a point for a corner;

EXHIBIT A

To Ordinance Number _____
passed and approved on 01/26/06

Thence, S 89°57'18" E, a distance of 449.51 feet to a point for a corner;

Thence, S 01°21'54" E, a distance of 191.40 feet to a point for a corner;

Thence, N 62°42'46" E, a distance of 836.62 feet to the Point Of Beginning and containing 50.090 Acres (2,181,904 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

LEGAL DESCRIPTION FOR

A 41.396 Acre Tract of land out of a 100.713 Acre Tract as recorded in Volume 5886, Page 2020 of the Official Public Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, CB 4760 and the Charles Seidenschnur Survey No. 410, Abstract 1222, CB 4725. And out of a 110.805 Acre Tract as recorded in Volume 2769, Page 1679 of the Official Public Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract 155, and the city of San Antonio Survey No. 409, Abstract No. 177. And a 53.265 Acre Tract as recorded in Volume 6625, Page 2041 of the Deed Records of Bexar County, Texas and being further described by Metes and Bounds as Follows;

Beginning at a point along the West Right-of-Way line of I.H. 10 west and the Northeast corner of said 100.713 Acre Tract of land for the Point Of Beginning;

Thence, along said west Right-Of-Way line S 17°25'45" E, a distance of 169.92 feet to a point for a corner;

Thence, departing said west Right-Of-Way line S 72°19'45" W, a distance of 551.35 feet to a point for an interior corner;

Thence, S 17°40'15" E, a distance of 400.00 feet to a point for an interior corner;

Thence, N 72°04'29" E, a distance of 551.19 feet to a point, said point also being in said west Right-of-Way line;

Thence along said west Right-of-Way line S 17°09'47" E, a distance of 55.78 feet to a point for a corner;

Thence departing said west Right-of-Way S 71°38'05" W, a distance of 830.26 feet to a point for a corner;

Thence, N 17°40'15" W, a distance of 253.55 feet to an angle point;

Thence, N 89°07'20" W, a distance of 1136.14 feet to an angle point;

Thence, N 79°25'17" W, a distance of 419.60 feet to an angle point;

Thence, N 61°35'16" W, a distance of 546.87 feet to an angle point;

Thence, N 42°26'34" W, a distance of 235.86 feet to an angle point;

Thence, N 35°01'35" W, a distance of 349.08 feet to an angle point;

Thence, N 02°20'23" W, a distance of 304.25 feet to an angle point;

EXHIBIT B

To Ordinance Number _____
Passed and approved on 01/26/06

Thence, N 16°50'00" E, a distance of 392.58 feet to an angle point;

Thence, N 48°51'58" E, a distance of 310.92 feet to an angle point;

Thence, N 56°56'01" E, a distance of 342.53 feet to a point for a corner;

Thence, S 28°59'41" E, a distance of 635.13 feet to a point, said point also being in the north line of a 25.9 Acre Tract of land as recorded in Volume 7885, Page 768 of the Bexar County Deed Records, out of the James H. Cox Survey No. 22, Abstract No. 155;

Thence, N 88°50'08" W, a distance of 76.50 feet to an angle point;

Thence, N 88°49'34" W, a distance of 507.49 feet to a point for an interior corner;

Thence, S 00°41'21" E, a distance of 877.60 feet to a point for an interior corner;

Thence, N 86°47'10" E, a distance of 1933.78 feet to an angle point;

Thence, N 86°58'10" E, a distance of 779.83 feet to the Point Of Beginning and containing 41.396 Acres (1,803,212 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

LEGAL DESCRIPTION FOR

A 28.039 Acre Tract of land out of a 111.01 Acre Tract as recorded in Volume 2769, Page 1679 of the Official Property Records of Bexar County, Texas, and a 53.265 Acre Tract as Recorded in Volume 2769, Page 1679 of the Bexar County Plat and Deed Records, Bexar County, Texas. Both Tract being out of the James H. Cox Survey No. 22, Abstract No. 155, NCB 18333 and being further described by Metes and Bounds as Follows;

Beginning at a point along the West Right-of-Way line of I.H. 10 west and the Southeast corner of a 2.15 Acre Tract of land as Recorded in Volume 4339, Page 589 of the Bexar County Plat and Deed Records for the Point Of Beginning;

Thence, along said west Right-Of-Way line S 19°41'56" E, a distance of 504.70 feet to a point of curvature of a curve to the right having a radius of 16,033.50 a central angle of 2°09'36" and a chord bearing of S 18°39'01" E, 604.39 feet;

Thence, along said curve to the right a distance of 604.45 feet to a point, said point being the P.T. of said curve;

Thence, S 17°42'50" E, a distance of 394.86 feet to an angle point;

Thence, S 11°46'08" E, a distance of 240.02 feet to a point for a corner;

Thence, departing said west Right-Of-Way line N 88°50'57" W, a distance of 574.88 feet to an angle point;

Thence, N 88°50'08" W, a distance of 187.99 feet to a point for a corner;

Thence, N 16°00'45" W, a distance of 1164.13 feet to an angle point;

Thence, N 65°06'22" W, a distance of 99.52 feet to an angle point;

Thence, N 72°05'07" W, a distance of 157.95 feet to an angle point;

Thence, N 09°01'36" W, a distance of 193.23 feet to a point, said point also being in the southwest corner of said 2.15 acre tract of land.

Thence, along south line of said 2.15 acre tract, N 73°35'47" E. a distance of 231.84 feet, and N 73°28'59" E, a distance of 625.44 feet to the Point Of Beginning and containing 28.039 Acres (1,221,359 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

EXHIBIT C

To Ordinance Number _____
passed and approved on 01/26/06

LEGAL DESCRIPTION FOR

A 2.158 Acre Tract of land out of a 53.265 Acre Tract as recorded in Volume 6625, Page 2041 of the Real Property Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, NCB 18333 and being further described by Metes and Bounds as Follows;

Beginning at a point along the West Right-of-Way line of I.H. 10 west and the Southeast corner of a 1.11 Acre Tract of land as Recorded in Volume 5656, Page 180 of the Bexar County Plat and Deed Records for the Point Of Beginning;

Thence, along said west Right-Of-Way line S 23°51'20" E, a distance of 129.79 feet to a point for a corner;

Thence, departing said west Right-Of-Way line S 66°40'10" W, a distance of 859.93 feet to a point for a corner;

Thence, N 19°52'14" W, a distance of 89.99 feet to a point for a corner;

Thence, N 63°59'18" E, a distance of 854.24 feet to the Point Of Beginning and containing 2.158 Acres (94,021 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

LEGAL DESCRIPTION FOR

A 15.005 Acre Tract of land out of a 100.713 Acre Tract as recorded in Volume 5886, Page 2020 of the Official Public Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, CB 4760 and the Charles Seidenschnur Survey No. 410, Abstract 1222, CB 4725 and being further described by Metes and Bounds as Follows;

Beginning at a point along the West Right-of-Way line of I.H. 10 west and the Northeast corner of said 100.713 Acre Tract of land for the Point Of Commencing;

Thence, S 30°24'00" W, a distance of 1491.76 feet to the Point of Beginning;

Thence, S 13°30'44" W, a distance of 226.12 feet to an angle point;

Thence, S 47°56'09" W, a distance of 172.23 feet to an angle point;

Thence, S 68°33'43" W, a distance of 249.04 feet to an angle point;

Thence, N 89°34'14" W, a distance of 294.59 feet to an angle point;

Thence, N 83°15'37" W, a distance of 317.32 feet to an angle point;

Thence, N 62°17'11" W, a distance of 323.02 feet to an angle point;

Thence, N 65°28'55" W, a distance of 374.91 feet to an angle point;

Thence, N 26°00'26" W, a distance of 232.81 feet to an angle point;

Thence, N 03°21'01" W, a distance of 222.74 feet to a point for a corner;

Thence, S 61°35'16" E, a distance of 546.87 feet to an angle point;

Thence, S 79°25'17" E, a distance of 419.60 feet to an angle point;

Thence, S 89°07'20" E, a distance of 871.02 feet to the Point Of Beginning and containing 15.005 Acres (653,601 square feet) of land, more or less, in the City of San Antonio, Bexar County, Texas.

EXHIBIT D

To Ordinance Number _____
passed and approved on 01/26/06

CASE NO: Z2006002

Staff and Zoning Commission Recommendation - City Council

zoning following the 2001 adoption of the Unified Development Code (UDC) although some of the existing residential zoning dates to 1999.

A Rodeway Inn is located on a parcel zoned "C-2" GC-1 at the approximate southern corner of the proposed rezone, but is not included in this request, and to the east across IH-10 is a mobile/manufactured home subdivision zoned "MH" GC-1. There is an existing single-family residence located on the large tract of land zoned "R-6" and an RV sales site on land zoned "C-2" GC-1 and both of these properties are generally surrounded by the 136 acres identified in the rezoning application.

A calculation of the gross acreage for areas proposed for the "MF-25" zoning would yield a potential of 1,625 multi-family units, consisting of condominiums and apartments. Additional single-family units would be constructed to the west on lands already zoned "R-6." Also, an estimated 841,253 square feet of commercial retail use is proposed for those areas to be zoned "C-3" and along with other uses including a hospital and a variety of medical and other service-related office uses that include live-work units.

Property that is located within the gateway corridor will be subject to the specific development standards of this overlay. Further, for those properties rezoned to "C-3," Type "C" landscape buffers will be required where these commercial districts abut residential districts.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	9
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2006002

ZONING CASE NO. Z2006002 – January 17, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: “R-6” Residential Single-Family District, “R-6” “GC-1” Residential Single Family Gateway Corridor District and “R-20” Residential Single-Family District to “MF-25” Multi Family District on 65.095 acres, “C-3” General Commercial District on 41.396 acres, and “C-3” “GC-1” General Commercial Gateway Corridor District on 30.197 acres.

Lucy Gentry, 100 W. Houston, representing the owner, stated this project would contain a mix of residential, multi family and commercial uses with plans to construct a hotel, hospital live work units office and various retail amenities. She stated she they have had on going communication with the representative from Crown Ridge Neighborhood Association who are in support. She further stated they have also been in contact with representatives from Friedrich Park who are also in support.

FAVOR

Francine Romero, 7518 Peppervine Ln., President of Friends of Friedrich Park, stated their intent is not just to protect the two properties but also to unique environments around them. She stated they have met with the representative of this case and are in support of their proposal.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff has received a letter of support from Crownridge Neighborhood Association. Staff also received comments from Friedrich Park who are in opposition.

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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 136.688 acres out of NCB 18333 and NCB 34760 at 19000 and 20000 Block of IH 10 West.
2. There were 18 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

Z2006002

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

NAYS: None

ABSTAIN: Marshall

THE MOTION CARRIED

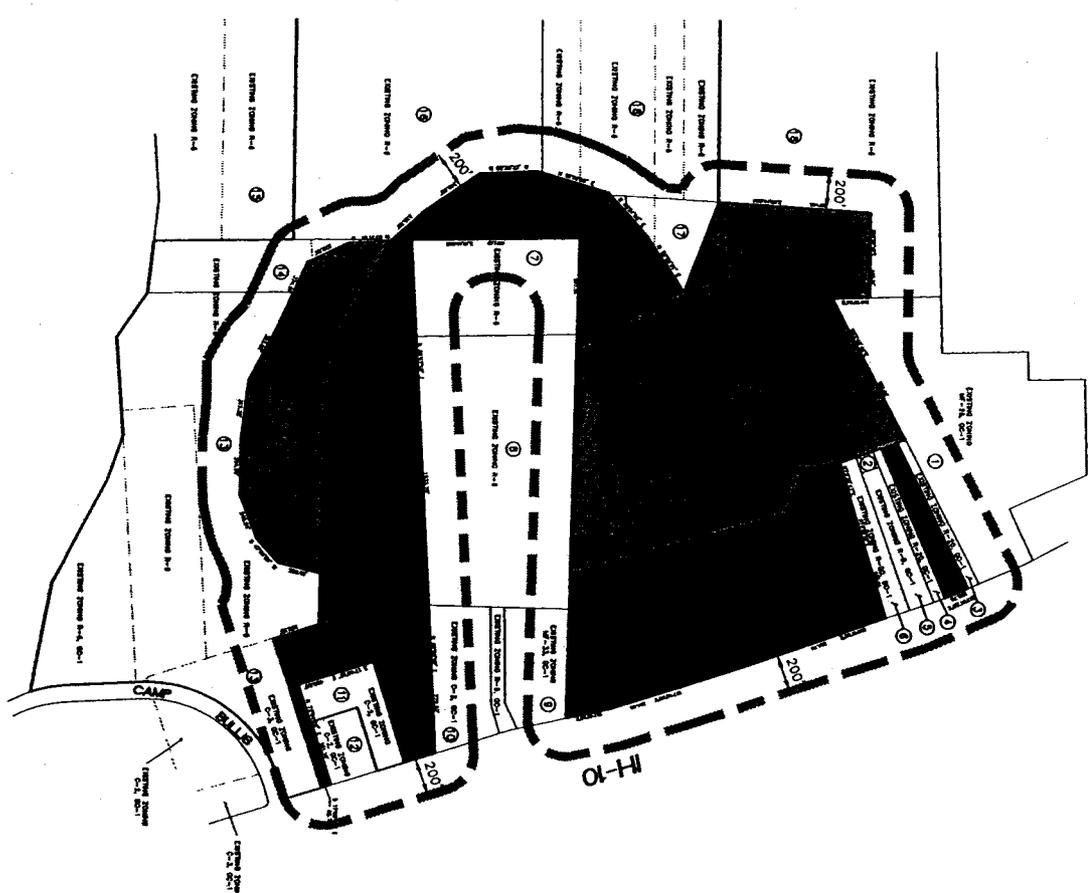
RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



LOCATION MAP
NOT TO SCALE

NO.	TRACT	OWNER	ADDRESS	EXISTING ZONING
1	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
2	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
3	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
4	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
5	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
6	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
7	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
8	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
9	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
10	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
11	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
12	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
13	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
14	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
15	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
16	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
17	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
18	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28
19	P-28	DAVE J. BROWN, JR.	1000 W. W. W. BLVD. #100	P-28



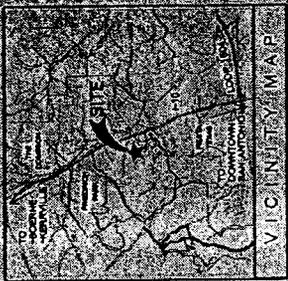
NO.	DATE	REVISION

DATE: 11/14/88
 DRAWN BY: []
 CHECKED BY: []
 REVISION BY: []
 PROJECT NUMBER: 214382.012

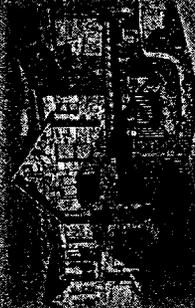
**300 ACRE TRACT
 AT IH-10 & CAMP BULLIS**
 BP Hwy. 10 San Antonio, Ltd.
 8235 DOUGLAS AVENUE, SUITE 770
 DALLAS, TEXAS 78225

ZONING EXHIBIT

Carter-Burgess
 Consultants to Engineers, Architects,
 Construction Management and Related Services
 Carter and Burgess, Inc.
 601 Tenth Printing North, Suite 600
 601 Tenth Printing North, Suite 600
 601 Tenth Printing North, Suite 600
 601 Tenth Printing North, Suite 600



POTENTIAL CONDOMINIUM THEME



POTENTIAL ENTRY DESIGN



CONCEPTUAL APARTMENT RECREATION CENTER



POTENTIAL RETAIL CHARACTER



SCALE: 1/8" = 200'



DEVELOPMENT CONCEPT

CAMP BULLIS / INTERSTATE 10 PROPERTY



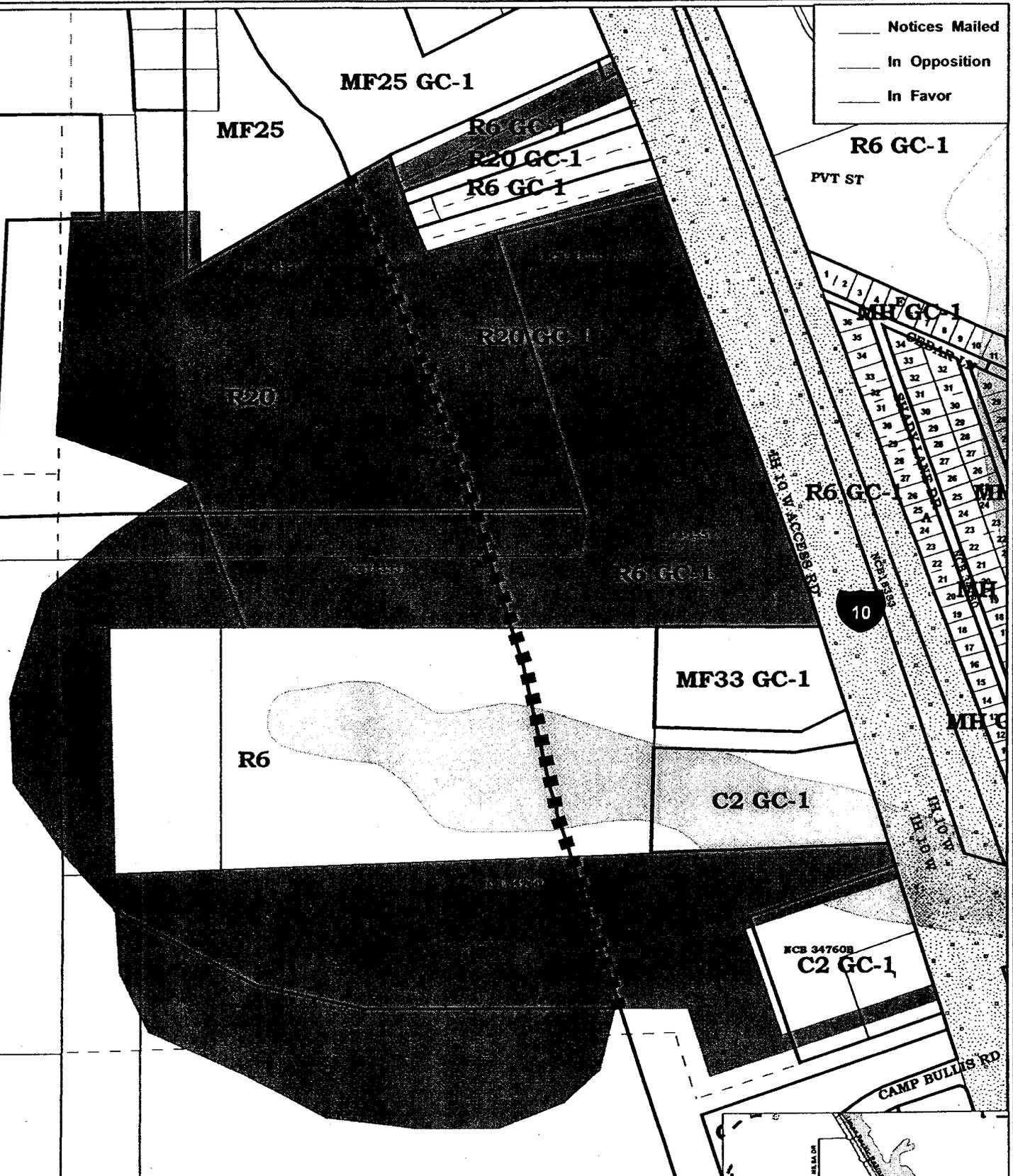
BARUCH PROPERTIES & POST OAK DEVELOPMENT

Carter Burgess

PROJECT # 810882-012

DATE: 09-09-2005

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2006-002

City Council District No. 8
 Requested Zoning Change
 from "R-6" and "R-20" To "MF-25" and "C-3"
 Date: January 26, 2006
 Scale: 1" = 400'

 Subject Property
 200' Notification

