

AN ORDINANCE 2006-02-09-0199

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 8.53 acres out of NCB 11186 from "I-1" General Industrial District to "RM-5" Residential Mixed District.

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

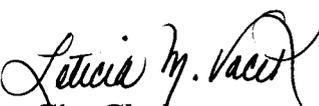
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 19, 2006.

PASSED AND APPROVED this 9th day of February, 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: 02/09/06

Time: 02:09:59 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005006 (District 4): An Ordinance amending the zoning district boundary from "I-1" General Industrial District to "RM-5" Residential Mixed District on 8.53 acres out of NCB 11186, 11100 Block of Interstate 35 South as requested by Baptist University of the Americas, Applicant, for Barrett Brothers Interests, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2	Not present			
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
FOR
8.53 ACRES**

22005006

BEING 8.53 acres of land out of the A.J. Leslie Survey No. 99, County Block 4291, now New City Block 11186 in the City of San Antonio, Bexar County, Texas and being out of the remainder of a called 348.45 acre tract as recorded in Volume 3281, Page 99 of the Deed Records of Bexar County, Texas, said 8.53 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with cap marked PLS 3929 on the south right-of-way line of Interstate Highway 35, a variable width right-of-way, 300 foot minimum, as recorded in Volume 3527, Page 71 of the Deed Records of Bexar County, Texas, said corner being the north corner of Lot 2, Block 10, New City Block 15001 as shown on plat of New Elementary School Subdivision as recorded in Volume 9554, Page 205 of the Deed and Plat Records of Bexar County, Texas for the northwest corner of this tract;

THENCE with a curve to right having a radius of 2828.79 feet, a central of 19° 12' 07", a chord bearing and distance of North 54° 30' 57" East, 943.61 feet and an arc length of 948.04 feet to a found 1/2" iron rod for the north corner of a called 1.416 acre tract as recorded in Volume 7132, Page 800 and being on the south right-of-way of Hutchins Place for the northeast corner of the herein described tract;

THENCE South 25° 08' 52" East, a distance of 349.91 feet along and with said right-of-way of Hutchins Place and then departing said right of way to a found pinched pipe for a corner of a 58.37 acre tract being the remainder of said 348.45 acre tract and the southeast corner of the herein described tract;

THENCE along a curve to the left having a radius of 2478.79 feet, a central angle of 19° 15' 01", a chord bearing and distance of South 54° 23' 12" West, 828.91 feet and a curve length of 832.83 feet to a set 1/2" iron rod with "ACES" cap for a point of tangency;

THENCE South 44° 45' 42" West, a distance of 341.76 feet to a set 1/2" iron rod with "ACES" cap being on the east line of said Lot 2 for the northwest corner of the remainder of said 58.37 acre tract and the southwest corner of the herein described tract;

THENCE North 00° 22' 08" West, a distance of 494.04 feet with the east line of said Lot 2 to the **POINT OF BEGINNING** and containing 8.53 acres of land in the City of San Antonio, Bexar County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

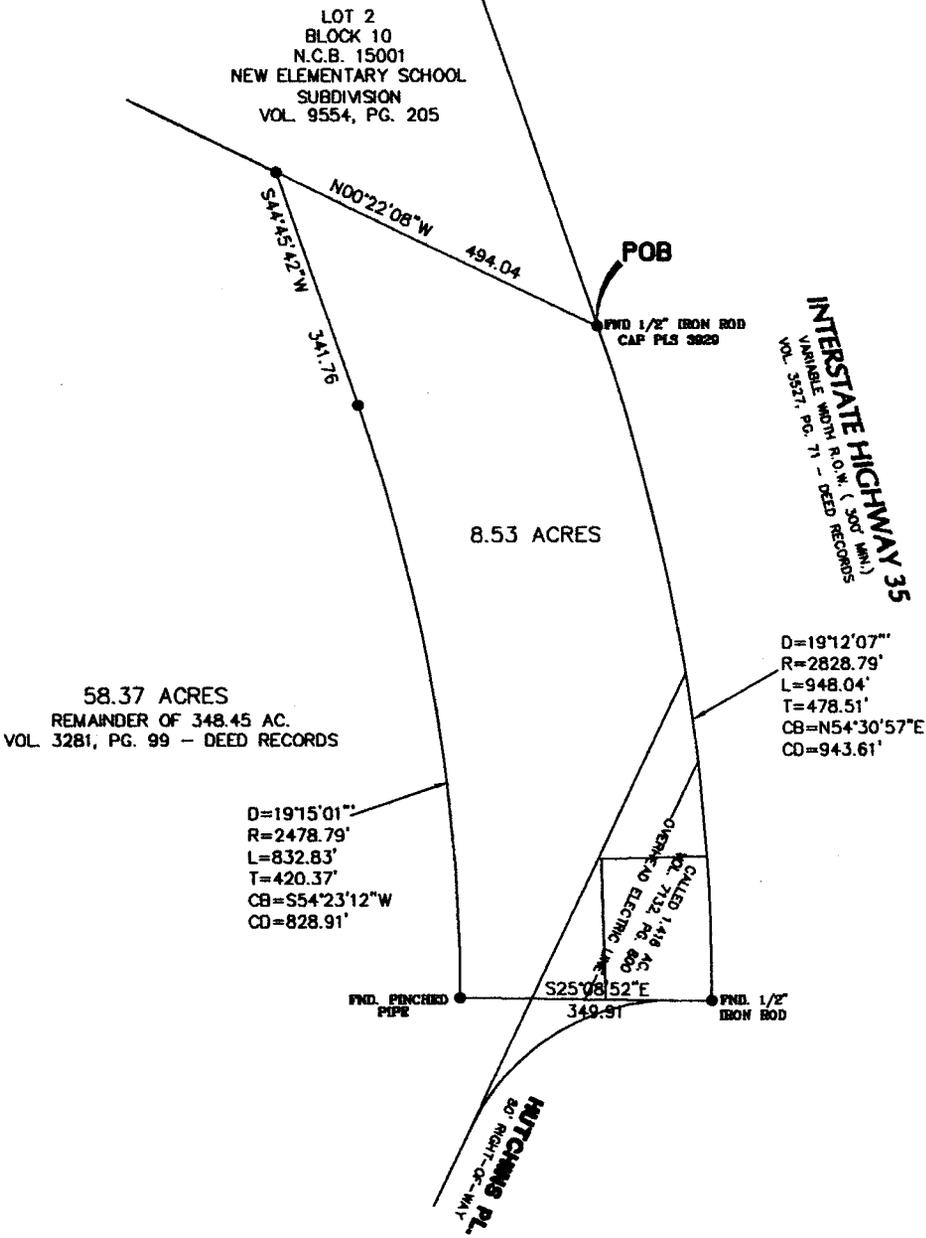
Kevin Conroy, R.P.L.S. 4198
December 2, 2004
Job File No. 103400.00

DOC:FWORD\FN\2004\120201.kc.wpd

EXHIBIT A

To Ordinance No. _____
passed on February 9, 2006

SCALE 1" = 200'
 IRS = 1/2" IRON ROD SET
 WITH "ACES" CAP



BASIS OF BEARING IS DEED
 1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

BEING: 8.53 ACRES OUT OF A
 REAMINDER OF A 348.45 ACRE TRACT
 AS RECORDED IN VOLUME 3281, PAGE
 99 OF THE DEED RECORDS OF BEXAR
 COUNTY, TEXAS OUT OF THE A.J.
 LESLIE SURVEY No. 99, COUNTY BLOCK
 4291, NEW CITY BLOCK 11186 IN THE
 CITY OF SAN ANTONIO, BEXAR COUNTY,
 TEXAS.



ALAMO CONSULTING
 ENGINEERING &
 SURVEYING, INC.
 140 HEMER RD. SUITE 617
 SAN ANTONIO, TX. 78204
 (512) 622-0681

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS
 AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE
 WORKING UNDER MY DIRECT SUPERVISION AND THIS
 DRAWING CONFORMS TO THE MINIMUM STANDARDS OF
 SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD
 OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 2nd DAY OF DECEMBER, 20 04 A.D.

KEVIN CONROY R.P.L.S. NO. 4198
 JOB NO. 1034

REFERENCE:
 VOL. 3281, PG. 99 - DEED - 348.45 ACRES

72005006

CASE NO: Z2005006

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from June 23, 2005, August 25, 2005 and December 15, 2005

Date: February 09, 2006

Zoning Commission Meeting Date: January 04, 2005

Council District: 4

Ferguson Map: 681 E2

Applicant:

Owner:

Baptist University of the Americas

Barrett Brothers Interests

Zoning Request: From "I-1" General Industrial District to "RM-5" Residential Mixed District

8.53 acres out of NCB 11186

Property Location: 11100 Block of Interstate 35 South

The southeast side of the Interstate 35 South Frontage Road

Proposal: Baptist University of the Americas

Neighborhood Association Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The 8.53 acre tract of land is undeveloped and will be located on the Interstate 35 South Frontage Road and West Hutchins Place (extension). All streets and access driveways provide safe and efficient movement of traffic to and from the proposed development. The subject property is adjacent to "R-5" Residential Single-Family District to the southeast, "R-6" Residential Single-Family District to the southwest and "C-3" General Commercial District to the northeast. The "RM-5" Residential Mixed District would be appropriate at this location. The subject property is associated with Zoning Case Z2004271, heard at Zoning Commission on December 7, 2004 (Recommended Approval). The 8.53 acre tract is part of the total proposed Baptist University of the Americas Campus Development. The current Baptist University of the Americas Campus is located across Interstate 35 South.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005006

ZONING CASE NO. Z2005006 – January 4, 2005

Applicant: Baptist University of the Americas

Zoning Request: “I-1” General Industrial District to “RM-5” Residential Mixed District.

Andy Guerrero, 3134 Renker, representing the applicant, stated this property would be use as part of the relocation of the Baptist University of Americas.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Avila and seconded by Commissioner Robbins to recommend approval.

1. Property is located on 8.53 acre tract of land out of NCB 11186 at Interstate 35 South Frontage Road.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

Z2005006

RESULTS OF COUNCIL HEARING June 23, 2005

City Council granted a continuance until August 25, 2005

RESULTS OF COUNCIL HEARING August 25, 2005

City Council granted a continuance until December 15, 2005

RESULTS OF COUNCIL HEARING December 15, 2005

City Council granted a continuance until February 9, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

