

AN ORDINANCE 2006-06-15-0731

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 from "R-6" Residential Single Family District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 90.743 acres out of NCB 15248 and "C-2" Commercial District on 2.849 acres out of NCB 15248.

**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 June 25, 2006.

**PASSED AND APPROVED** this 15th day of June, 2006.

ATTEST:

*Lucia M. Viced*  
City Clerk

*Tom*  
M A Y O R

APPROVED AS TO FORM:

*Susan Stein*  
for City Attorney  
1

# Agenda Voting Results

**Name:** Z-4.

**Date:** 06/15/06

**Time:** 07:34:40 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006079 (District 4): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single-Family District on 90.743 acres out of NCB 15248 and "C-2" Commercial District on 2.849 acres out of NCB 15248, 8331 SW W. Loop 410 as requested by Brown, P. C., Applicant, for JLC Development Co., Inc., 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		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	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			

Z - 2006079

**METES AND BOUNDS DESCRIPTION  
90.743 ACRES (R-5 ZONING LIMITS)  
SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 90.743 ACRE TRACT OF LAND COMPRISED OUT OF A PORTION OF A 15 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 4209, PAGE 1705, A 44.466 ACRE TRACT DESCRIBED IN VOLUME 3897, PAGE 59-60 PARTLY OUT OF THE TRACT 4, COVELL FARM PARTITION PLAN REFERENCE: VOLUME 3377, PAGE 234 AND OUT OF A 35.55 ACRE TRACT OUT OF TRACT NO. 3 NEW CITY BLOCK 15248 ALL OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ASBTRACT 16, COUNTY BLOCK 4303, NEW CITY BLOCK 15248, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** For a Point of Reference at a Texas Department of Transportation right-of-way disk found on the west right-of-way line of S.W. Loop 410 (Connally Loop) at the northwest cut-off to Pearsall Road and thence N 18° 33' 00" W, along said right-of-way line for 1827.35 feet to a ½" iron rod set and S 71° 32' 54" W, 500.00 feet for the POINT OF BEGINNING of this tract;

**THENCE:** S 71° 32' 54" W, along the south line of said 15 acre tract for 1087.72 feet to a ½" iron pin set on the east line of Covell Farm Partition Plat as recorded in Volume 3377, Page 234 of the Deed and Plat Records of Bexar County, Texas for the southwest corner of this tract;

**THENCE:** N 01° 24' 18" E, 44.32 feet to a set ½" iron rod;

**THENCE:** N 89° 18' 57" W, 3465.60 feet to a set ½" iron rod for the southwest corner of this tract;

**THENCE:** N 01° 04' 10" E, along a common line between this tract and said 7.501 acre tract for 271.31 feet to a ½" iron rod found at the northeast corner of said 7.501 acre tract;

**THENCE:** N 01° 14' 49" E, along a common line between this tract and said 7.479 acre tract for 271.05 feet to a ½" iron rod found at the northeast corner of said 7.479 acre tract and the northwest corner of this tract, being on a common line between said Tract 4 and Tract 3 of said Covell Farm Partition Plan;

**THENCE:** S 89° 15' 03" E, along last said common line for 701.26 feet to a ½" iron rod set;

**THENCE:** N 00° 37' 37" E, 529.33 feet to a set ½" iron rod for the northwest corner of this tract;

**THENCE:** S 89° 25' 31" E, 2944.79 feet to a found iron rod for a corner;

**EXHIBIT A**

To Ordinance No. \_\_\_\_\_  
Passed on June 15, 2006

THENCE: S 10° 24' 18" W, 562.80 feet to a found ½" iron rod for a corner;

THENCE: N 71°10'52" E, 809.98 feet to the POINT OF BEGINNING of this 90.743 acre tract of land.

Date: April 1, 2006

**22006079**

ZONING DESCRIPTION NOTES  
"~~C-3~~ ZONING" "C-2"  
(2.849 ACRES)

*Need  
Field Notes*

SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING A 2.849 ACRE TRACT OUT OF A PORTION OF A 15 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 4209, PAGE 1705 NEW CITY BLOCK 15248, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE: S 71°32'54" W, 415.18 feet to a point;
- THENCE: N 18°33'00" W, 509.28 feet to a point;
- THENCE: N 71°10'52" E, 415.18 feet to a point on the southwest right-of-way line of S.W. Loop 410;
- THENCE: Along the southwest right-of-way line of S.W. Loop 410, S 18°33'00" E, 32.43 feet to a set 1/2" iron pin;
- THENCE: Leaving said right-of-way line S 71°18'40" W, 415.18 feet to a point;
- THENCE: S 18°33'00" E, 209.25 feet to a corner;
- THENCE: N 71°35'14" E, 415.18 feet to a point on the southwest right-of-way of S.W. Loop 410;
- THENCE: Along said southwest right-of-way line of S.W. Loop 410, S 18°33'00" E, 267.60 feet to the POINT OF BEGINNING.



**Z2006079**

**ZONING CASE NO. Z2006079** – May 2, 2006

Applicant: Brown, P. C.

Zoning Request: “R-6” Residential Single Family District, “I-1” General Industrial District and “NP-10” Neighborhood Preservation District to “R-5” Residential Single Family District on 90.743 acres out of NCB 15248 and “C-2” Commercial District on 2.849 acres out of NCB 15248

Patrick Christiansen, 112 E. Pecan, representing the owner, stated he would like to request a 2 week continuance on this case to have more time to meet with the representative from PACE.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts.

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 Sherrill to recommend a continuance until May 16, 2006.

1. Property is located on north of S. W. W. loop 140 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent on a plan amendment.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Sherrill, Wright, Martinez, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2006079** – May 16, 2006

Applicant: Brown, P. C.

**Z2006079**

Zoning Request: "R-6" Residential Single Family District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 80.743 acres out of NCB 15248 and "C-2" General Commercial District on 2.849 acres out of NCB 15248.

Patrick Christensen, 112 E. Pecan, representing the owner, stated he would like to request a two-week continuance on this case as he is still awaiting additional information on this case.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and People Active in Community Efforts is in support.

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 a continuance until June 6, 2006.

1. Property is located north of S. W. W. Loop 410 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent plan amendment.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

**ZONING CASE NO. Z2006079** – June 6, 2006

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single Family District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 80.743 acres out of NCB 15248 and "C-2" General Commercial District on 2.849 acres out of NCB 15248.

Z2006079

Patrick Christensen, 112 E. Pecan, representing the owner, stated they are proposing to develop single family homes with commercial frontage. He stated this request is consistent with the United Southwest Community Plan. He further stated he has met with PACE (People Active In Community Efforts) and has received a letter of support.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and People Active in Community Efforts (PACE) is 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.

#### **FINDING OF CONSISTENCY OF THE MASTER PLAN**

#### **COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Marshall to find inconsistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Stribling, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

#### **COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Marshall to recommend approval contingent on plan amendment.

Commissioner Marshall withdrew her seconded and Commissioner Gray withdrew his motion.

Commissioner Gray made a motion to reconsider the consistency and was seconded by Commissioner Gadberry.

(A verbal vote was taken)

Z2006079

**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend approval.

1. Property is located north of S. W. W. Loop 410 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent plan amendment.

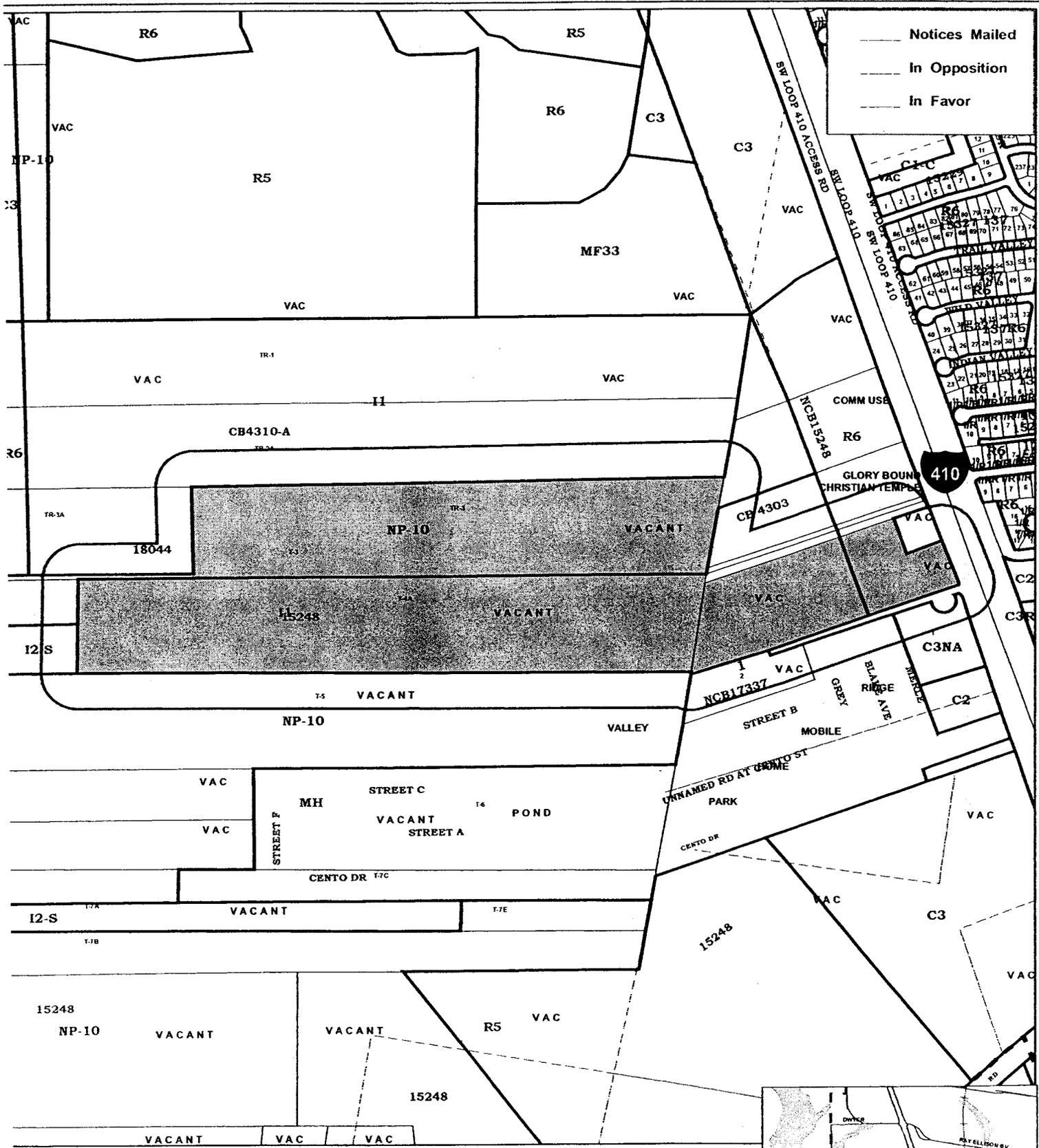
**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



# ZONING CASE: Z2006-079

City Council District No. 4  
 Requested Zoning Change  
 from "R-6," "I-1," "NP-10"  
 to "R-5," "C-2"  
 Date: June 15, 2006  
 Scale: 1" = 700'

- Subject Property
- 200' Notification

