

ORDINANCE 2021-03-18-0193

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 after notice and publication 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 1.389 acres out of CB 4450 and CB 4451 from "C-2" Commercial District to "R-4" Residential Single-Family District.

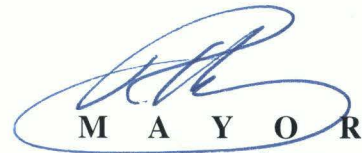
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 March 28, 2021.


PASSED AND APPROVED this 18th day of March, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

March 18, 2021

Item: Z-11

File Number: 21-2103

Enactment Number:

2021-03-18-0193

ZONING CASE Z-2020-10700253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. Zoning Commission pending the March 16, 2021 hearing.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
03/18/2021
Item No. Z-11

Exhibit “A”

**FIELD NOTES
FOR
1.389 Acre Tract**

A 1.389 acre tract of land out of a 318.3 acre Tract "3" of land as described in deed recorded in Volume 16481, Page 1152, of the Official Public Records of Real Property of Bexar County, Texas, (O.P.R.), all lying in the J.J. Sanchez, Survey Number 83, Abstract Number 666, County Block 4451, and the M.M.Y Musquiz Survey Number 80, Abstract Number 467, County Block 4450, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar with a Denham-Ramones Engineering (D-R E) plastic cap found at the northmost southeast corner of Lot 26, Block 112, of the Savannah Subdivision Unit 10, lying on the west line of Kallison Lane (a 20' county road) as shown on the plat recorded in Volume 9690, Pages 119-121, of the Deed and Plat Records (D.P.R.) of Bexar County;

THENCE N 66°18'29" W for a distance of 176.70 with a north line of said Lot 26 for a distance of 176.70 feet to a point, a found ½" rebar with D-R E cap at a re-entrant corner of said Lot 26 bears N 66°18'29" W – 306.44 feet;

THENCE through the remainder of the 318.3 acre tract for the following two (2) courses:

N 23°41'31" E for a distance of 340.00 feet to a point;

S 66°18'29" E for a distance of 179.17 feet to a point on the west line of Kallison Lane;

THENCE S 24°06'30" W with the west line of Kallison Lane for a distance of 340.01 feet to the **POINT OF BEGINNING**, and containing 1.389 acres of land, more or less.

- Bearings source is the line between the two found monuments described above and shown as N 66°18'29" W, as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.



Z-2020-10700253

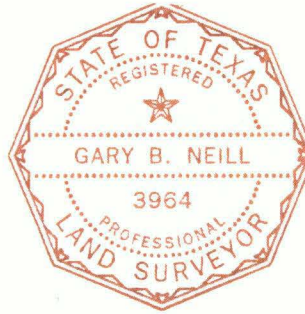
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Date: *October 21, 2020*

Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 100410-00



Warning: Only those copies with the Signature and Seal in red should be relied upon.

Valley Ranch Unit 11
Project Number: E0559112