

AN ORDINANCE 2018-03-01-0171

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 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 15.611 acres of land out of NCB 17642 from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and "MF-33" Multi-Family District, the 151 Gateway Corridor Overlay District remains unchanged.

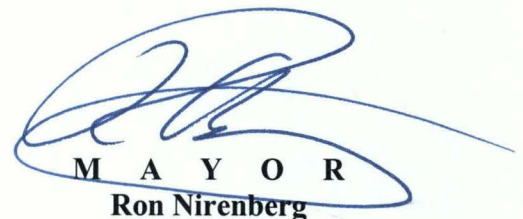
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 11, 2018.

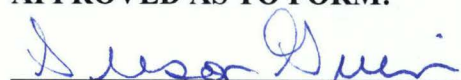
PASSED AND APPROVED this 1st day of March 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-9 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, P-4, Z-10)						
Date:	03/01/2018						
Time:	02:10:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017296 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and "MF-33" Multi-Family District on 15.611 acres of land out of NCB 17642, located in the 5200 block of Rogers Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
03/01/2018
Item No. Z-9

Exhibit “A”



22017296

**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 15.611 acre, more or less, tract of land being out of a remaining portion of that certain 43.950 acre tract of land conveyed to Stone Oak Park II, Ltd. in deed recorded in Volume 12100, Pages 2050-2061 of the Official Public Records of Real Property of Bexar County, Texas, being out of the Thomas York Survey Number 201 ½, Abstract 825, County Block 4400, and the B.B.B. & C.R.R. Survey Number 338, Abstract 95, County Block 4414, now in New City Block (N.C.B.) 17642, in the City of San Antonio, Bexar County, Texas. Said 15.611 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983, (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

BEGINNING: At a point, on the southwest right-of-way line of Rogers Road, an 86-foot right-of-way, recorded in Volume 9591, Page 170 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 10.34 acre tract recorded in Volume 13210, Pages 265-275 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 40°11'46" W, departing the southwest right-of-way line of said Rogers Road, along and with the northwest line of said 10.34 acre tract, passing the southwest corner of said 10.34 acre tract, the northwest corner of a 10.343 acre tract, recorded in Volume 14134, Pages 627-631 of the Official Public Records of Real Property of Bexar County, Texas, continuing along and with the northwest line of said 10.343 acre tract, for a total distance of 776.01 feet to a point;

THENCE: Departing the northwest line of said 10.343 acre tract, N 52°48'14" W, over and across said remaining portion of that certain 43.950 acre tract of land, 600.00 feet to a point;

THENCE: S 40°11'46" W, continuing over and across said remaining portion, 290.80 feet to a point on the northeast right-of-way line of State Highway 151, a variable width right-of-way, described in deed recorded in Volume 4804, Page 1075 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 52°48'14" W, along and with the northeast right-of-way line of said State Highway 151, a distance of 275.15 feet to a point at the south most corner of Lot 6, Block 1, N.C.B. 17640 of the S.H. 151 Apartments Subdivision as shown on the plat recorded in Volume 9633, Pages 118-120 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the northeast right-of-way line of said State Highway 151, along and with the east line of said Lot 6, the following bearings and distances:

Page 1 of 2

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Exhibit "A"

22017296

15.611 Acres
Job No. 11455-00
Page 2 of 2

N 37°14'13" E, a distance of 54.92 feet to a point,
N 09°19'28" W, a distance of 80.70 feet to a point,
N 15°39'33" W, a distance of 71.54 feet to a point,
N 05°34'26" E, a distance of 132.19 feet to a point,
N 17°02'33" E, a distance of 111.67 feet to a point,
N 37°57'12" E, a distance of 123.31 feet to a point,
S 69°40'37" E, a distance of 627.16 feet to a point, and
N 40°24'03" E, a distance of 353.16 feet to a point on the southwest
right-of-way line of said Rogers Road;

THENCE: Along and with the southwest right-of-way line of said Rogers Road, a non-tangent curve to the left, said curve having a radius of 1072.00 feet, a central angle of 10°22'49", a chord bearing and distance of S 53°24'03" E, 193.95 feet, for an arc length of 194.22 feet to a point;

THENCE: S 58°35'27" E, continuing along and with the southwest right-of-way line of said Rogers Road, a distance of 340.57 feet to the POINT OF BEGINNING, and containing 15.611 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 11455-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 18, 2017
JOB NO. 11455-00
DOC. ID. N:\CIVIL\11455-00\WORD\11455-00 FN-19.611 AC.docx



Exhibit "A"

22017296



LOCATION MAP

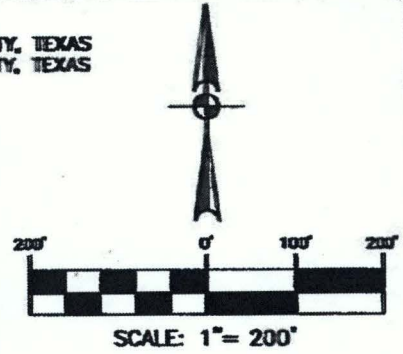
NCE-FD-SCALE

LEGEND:

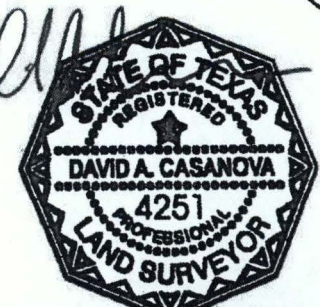
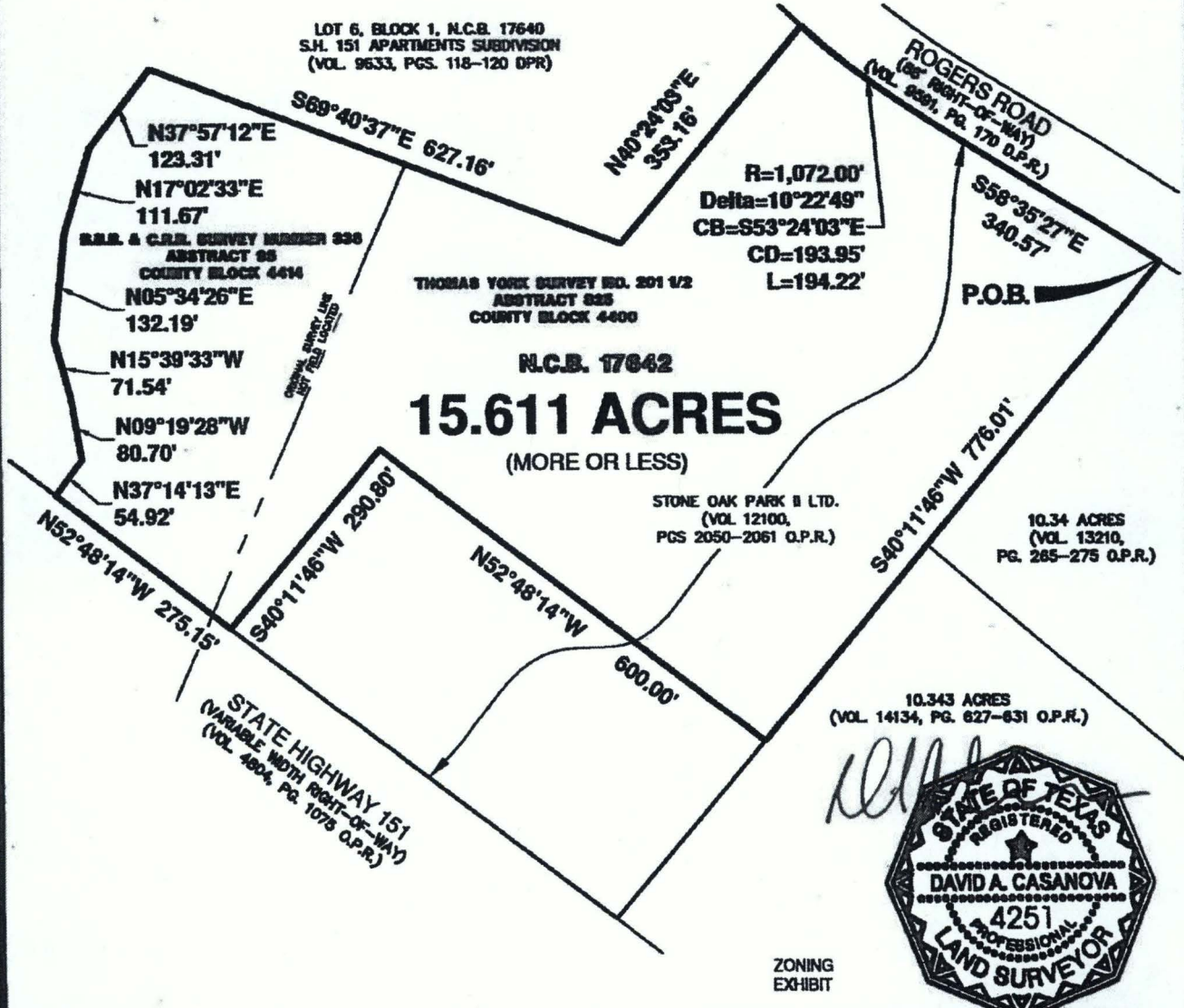
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SCALE: 1" = 200'



A 15.611 ACRE, MORE OR LESS, TRACT OF LAND BEING OUT OF A REMAINING PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STONE OAK PARK II, LTD. IN DEED RECORDED IN VOLUME 12100, PAGES 2050-2081 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 925, COUNTY BLOCK 4400, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414, NOW IN NEW CITY BLOCK (N.C.B.) 17642, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.378.9000
TBP&E FIRM REGISTRATION 6470 | TBP&S FIRM REGISTRATION 610088800

Date: Sep 18, 2017, 1:35pm User ID: D:\pape\dw\11455-00 2H-15.611 AC.dwg
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