

AN ORDINANCE 2018-06-21-0528

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 63.528 acres out of CB 4700 from "I-1" General Industrial District to "R-4" Residential Single-Family District.

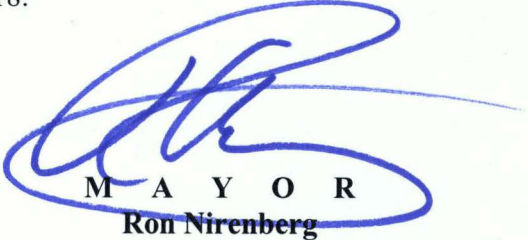
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

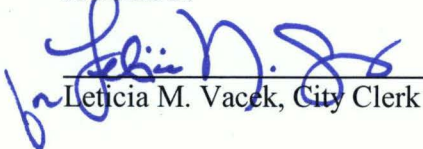
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective July 1, 2018.

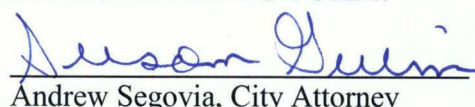
**PASSED AND APPROVED** this 21<sup>st</sup> day of June 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
FOR Andrew Segovia, City Attorney

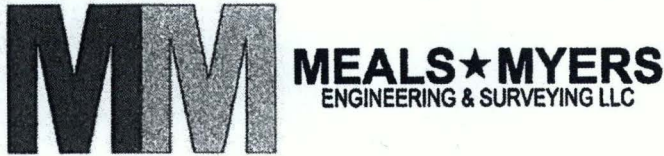
<b>Agenda Item:</b>	Z-8 ( in consent vote: 58, Z-1, Z-2, P-1, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-19, P-5, Z-21 )						
<b>Date:</b>	06/21/2018						
<b>Time:</b>	02:38:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018188 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "R-4" Residential Single-Family District on 63.528 acres out of CB 4700, generally located southeast of Donop Road and Southton Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18058)						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			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				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
06/21/2018  
Item No. Z-8

# **EXHIBIT “A”**

Z2018186

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**FIELD NOTE DESCRIPTION  
OF A 63.528 ACRE TRACT**

Being a 63.528 acre tract of land lying in the Juan Montez Survey, Abstract No. 11, County Block 4700, Bexar County, Texas, same being a portion of an 115.497 acre tract of land described in a Special Warranty Deed to Donna Lee Davis dated November 24, 2015, and recorded in Volume 17595, Page 559, Official Public Records of Bexar County, Texas; said 63.528 acre tract being more particularly described as follows:

**BEGINNING:** at a 3/4" iron pipe found in the southeast line of a 52.991 acre tract of land as described and recorded in Volume 7761, Page 38, Deed Records of Bexar County, Texas, for the west corner of a 198.34 acre tract of land as described and recorded in Volume 10505, Page 322, Official Public Records of Bexar County, Texas, the north corner of the aforementioned 115.497 acre tract, and the north corner of the herein described 63.528 acre tract;

**THENCE:** leaving the southeast line of the aforementioned 52.991 acre tract, along the northeast line of the aforementioned 115.497 acre tract and the southwest line of the aforementioned 198.34 acre tract, S61°01'58"E, a distance of 1,535.74 feet (Record- S59°38'11"E ~ 1,534.30) to a 4" pipe fence corner post found for the east corner of said 115.497 acre tract, the north corner of a 39.981 acre tract of land as described and recorded in Volume 4541, Page 109, Deed Records of Bexar County, Texas, and the east corner of the herein described 63.528 acre tract;

**THENCE:** leaving the southwest line of the aforementioned 198.34 acre tract, along the southeast line of the aforementioned 115.497 acre tract and the northwest line of the aforementioned 39.981 acre tract, S29°04'59"W, a distance of 1,586.86 feet (Record- S30°30'35"W) to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for the northeast corner of a 40.764 acre tract of land as described and recorded in Volume 10806, Page 1575, Official Public Records of Bexar County, Texas, and the southeast corner of the herein described 63.528 acre tract;

**THENCE:** leaving the southeast line of the aforementioned 115.497 acre tract and the northwest line of the aforementioned 39.981 acre tract, along the north line of the aforementioned 40.764 acre tract, S89°26'01"W, a distance of 320.98 feet to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for an angle point of the herein described 63.528 acre tract;

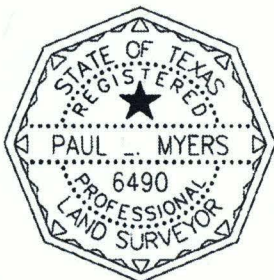
Exhibit "A"

- THENCE:** leaving the north line of the aforementioned 40.764 acre tract, N63°05'41"W, a distance of 1,336.12 feet to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" in the southeast right-of-way line of Donop Road and a northwest line of the aforementioned 115.497 acre tract for the most southerly west corner of the herein described 63.528 acre tract, from which a 1/2" iron rod found for the northwest corner of a 3.00 acre tract of land as described and recorded in Volume 17856, Page 1906, Official Public Records of Bexar County, Texas bears S32°16'12"W, a distance of 533.67 feet (Record- S33°42'44"W);
- THENCE:** along the southeast right-of-way line of the aforementioned Donop Road and a northwest line of the aforementioned 115.497 acre tract, N32°16'12"E, a distance of 430.50 feet (Record- N33°42'44"E) to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for an interior corner of said 115.497 acre tract and of the herein described 63.528 acre tract;
- THENCE:** along the northeast right-of-way line of the aforementioned Donop Road and a southwest line of the aforementioned 115.497 acre tract, N53°29'32"W, a distance of 22.63 feet (Record- N52°03'00"W ~ 24.00') to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for a west corner of said 115.497 acre tract, the south corner of a 0.90 acre tract of land as described and recorded in Volume 3402, Page 1802, Official Public Records of Bexar County, Texas, and the west corner of the herein described 63.528 acre tract;
- THENCE:** leaving the northeast right-of-way line of the aforementioned Donop Road, along a northwest line of the aforementioned 115.497 acre tract, the southeast line of a 1.953 acre tract of land as described and recorded in Volume 15871, Page 648, Official Public Records of Bexar County, Texas, and the southeast line of the aforementioned 52.991 acre tract, N32°19'02"E, a distance of 1,362.73 feet (Record- N33°42'44"E ~ 1,362.77') to the **PLACE OF BEGINNING** and containing 63.528 acres of land.

**STATE OF TEXAS  
COUNTY OF BEXAR**

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in August 2017.

Date 23<sup>rd</sup> day of August 2017.



*Paul L. Myers*  
Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 - State of Texas

Job #17061  
August 23, 2017  
PLM

Exhibit "A"