

AN ORDINANCE

2018-09-20-0767

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 14.133 acres out of NCB 17636 from "C-3" General Commercial District to "MF-33" Multi-Family District.

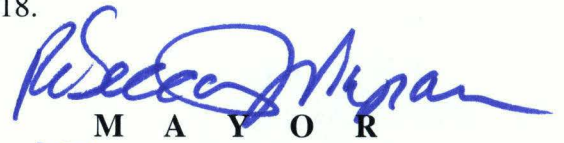
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

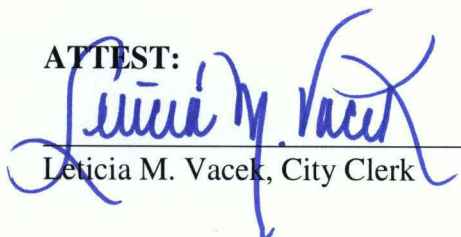
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 30, 2018.


PASSED AND APPROVED this 20th day of September 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-15 (in consent vote: Z-1, Z-3, Z-4, Z-5, Z-8, Z-10, Z-13, Z-14, P-3, Z-15, P-4, Z-18, Z-20)						
Date:	09/20/2018						
Time:	02:07:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018278 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-33" Multi-Family District on 14.133 acres out of NCB 17636, generally located in the 7300 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18084)						
Result:	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				
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			x	
Clayton H. Perry	District 10		x				

SG/lj
09/20/2018
Item No. # Z-15

EXHIBIT “A”



22018278

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 14.133 acre, or 615,623 square feet more or less, tract of land out of that 60.250 acre tract described in deed to SLF- IV-Culebra 1604 Investors JV, LP., recorded in Volume 17162, Page 1313 of the Official Public Records of Real Property of Bexar County, Texas, out of the A.J. Leslie Survey 217, Abstract 436, County Block 4415, now in New City Block 17636 of the City of San Antonio, Bexar County, Texas. Said 14.133 acre tract being more fully described as follows:

COMMENCING: At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the southeast Row line of Charles Anderson Loop, F.M. 1604, a variable width right-of-way, the northeast corner of Lot 7, Block 1, Culebra Commons Phase I recorded in Volume 9720, Page 106-110 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 66°24'48" E, departing the southeast right-of-way of said F.M. 1604, with the northeast line of said Lot 7, a distance of 300.09 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 22°09'31" E, over and across said 60.250 acre tract, a distance of 64.59 feet to a point;

THENCE: N 23°35'27" E, continuing over and across said 60.250 acre tract, a distance of 894.75 feet to a point;

THENCE: N 24°09'49" E, continuing over and across said 60.250 acre tract, a distance of 49.43 feet to a point on the southwest line of Lot 999, Block I, a private variable width street, Culebra Commons (Enclave), an approved but unrecorded subdivision plat No. 170353;

THENCE: S 66°24'48" E, with the southwest line of said Lot 999, a distance of 328.38 feet to a point;

THENCE: Northeasterly, continuing with the southwest line of said Lot 999, along a tangent curve to the left, said curve having a radius of 305.00 feet, a central angle of 47°30'22", a chord bearing and distance of N 89°50'00" E, 245.71 feet, for an arc length of 252.89 feet to a point for on the northwest line of a 31.081 acre tract recorded in Volume 18576, Page 414 of the Official Public Records of Real Property of Bexar County, Texas;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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

Exhibit "A"

22-18278

14.133Acres
Job No.: 5717-36
Page 2 of 2

- THENCE: S 24°02'53" W, with the northwest line of said 31.081 acre tract, a distance of 354.91 feet to a point;
- THENCE: S 24°39'03" E, with eh southwest line of said 31.081 acre tract, a distance of 475.58 feet to a point on the north line of a 143.9 acre tract recorded in Volume 13639, Page 1274 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: With the north line of said 143.9 acre tract the following bearings and distances:
- N 74°47'33" W, a distance of 179.47 feet to a point;
- S 76°42'01" W, a distance of 251.15 feet to a point;
- S 48°39'49" W, a distance of 272.48 feet to a point;
- S 54°31'37" W, a distance of 14.42 feet to a point for the northeast corner of said Lot 7;
- THENCE: N 66°24'48" W, with the northeast line of said Lot 7, a distance of 402.77 feet to the POINT OF BEGINNING, and containing 14.133 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5717-36 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: July 5, 2018
JOB NO. 5717-36
DOC. ID. N:\CIVIL\5717-36\WORD\5717-36 FNZN-14.133AC.docx

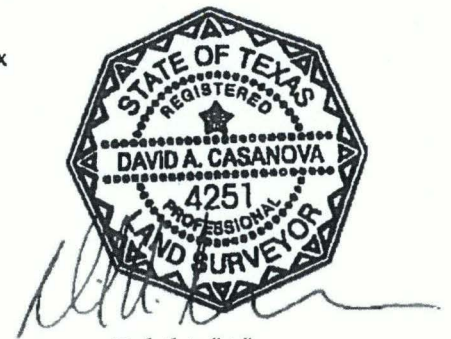


Exhibit "A"