

AN ORDINANCE **2016-08-18-0636**

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 5.00 acres of land out of NCB 15663, located at 10663 West Loop 1604 North from "R-6" Residential Single-Family District to "C-3" General Commercial 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 the 28th day of August 2016.

PASSED AND APPROVED this 18th day of August 2016.

M A Y O R
Ivy R. Taylor

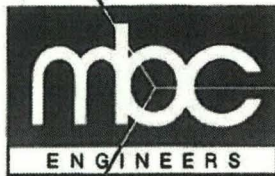
ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-12 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, Z-10, P-3, Z-11, P-4, Z-12, P-5, Z-13)						
Date:	08/18/2016						
Time:	02:06:20 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016197 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-3" General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16055)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 5.000 ACRE (217,797 SQUARE FEET) TRACT OF LAND, BEING ALL OF THE CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, ACCORDING TO DOCUMENT RECORDED IN VOLUME 10738, PAGE 742, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING IN NEW CITY BLOCK 15663; SAID 5.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod Found on the Northwesterly right of way line of F.M. 1604 (variable width public right of way) and being the most Easterly corner of Tract 4, County Block 4473, Roemer Subdivision, according to plat recorded in Volume 5970, Page 107, Deed and Plat Records, Bexar County, Texas;

THENCE S 39°15'29" W, a distance of 187.16 feet along the Northwesterly right of way line of said F.M. 1604 to a TxDOT Brass Disc Found;

THENCE S 65°42'45" W, a distance of 107.95 feet, with the Northwesterly right of way line of said F.M. 1604 to a 1/2-Inch Iron Rod With Cap Stamped "MBC Engineers" Set at the most Southerly corner of said Tract 4, and the **POINT OF BEGINNING**;

THENCE S 42° 31' 02" W, a distance of 318.03 feet, continuing with the Northwesterly right of way line of said F.M. 1604 to a 1/2-inch Iron Rod with Cap Stamped "SAWS SURVEY" Found at the most Easterly corner of a 7.47 Acre Tract of Land described in General Warranty Deed according to document recorded in Volume 8538, Page 786, Official Public Records, Bexar County, Texas;

THENCE N 65° 42' 45" W, a distance of 671.27 feet, departing said F.M. 1604 right of way line with the Northeasterly boundary line of said 7.47 Acre Tract to a 1/2-Inch Iron Rod Found at the most Southerly corner of a 5.0029 Acre Tract of Land described in Warranty Deed, according to Document recorded in Volume 9756, Page 1976, Official Public Records, Bexar County, Texas;

THENCE N 24° 17' 15" E, a distance of 302.07 feet, departing the Northeasterly boundary line of said 7.47 Acre Tract with the Southwesterly boundary line of said 5.0029 Acre Tract to a 1/2-Inch Iron Rod With Cap Stamped "MBC Engineers" Set at the most Easterly corner of said 5.0029 Acre Tract;

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THENCE S 65° 42' 45" E a distance of 770.76 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land, (217,797 Square Feet) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

I, Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.



A handwritten signature in black ink, appearing to read "J. Johnson", written over a horizontal line.

Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION #10011700

31474-0774
May 04, 2016