

AN ORDINANCE 2018-08-02-0593

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 2.621 acres out of NCB 18296 from "MF-33" Multi-Family District to "C-2" Commercial District.

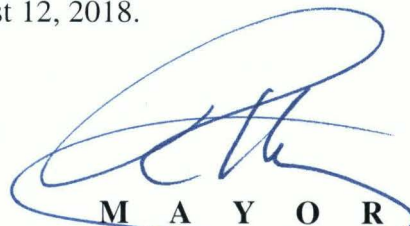
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

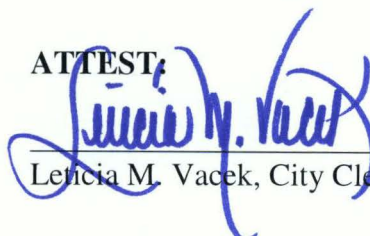
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

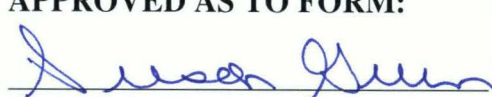
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-33 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44)						
Date:	08/02/2018						
Time:	02:11:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018206 (Council District 6): Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2" Commercial District on 2.621 acres out of NCB 18296, located in the 12300 Block of Culebra 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				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
08/02/2018
Item No. Z-33

EXHIBIT "A"

METES AND BOUNDS

Being 2.621 acres of land, more or less, out of the Manuel Martinez Y Musquiz Survey No. 80, Abstract 467, situated in the City of San Antonio, New City Block 18296 and being out of that parcel of land, called 21.07 acres, described as Tract Two in the Substitute Trustee's Deed recorded in Volume 14502, Page 544, Official Public Records, Bexar County, Texas, said 2.621 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the West corner of this 2.621 acres, same being on the northeast Right-of-Way line of F.M. 471 (Culebra Road) and the South corner of Lot 1, Block 95, Culebra Valley (Volume 9704, Page 68), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 2.621 acres and said Lot 1, North 23 degrees 38 minutes 00 seconds East (called North 23 degrees 38 minutes 03 seconds East), a distance of 319.75 feet to a 1/2 inch iron rod set for the North corner of this 2.621 acres;

THENCE departing the northwest line of and severing said 21.07 acres, South 66 degrees 22 minutes 54 seconds East, a distance of 448.29 feet to a 1/2 inch iron rod set for the East corner of this 2.621 acres, same being on the northwest line of the WS SAS Development remainder of 553.6 acres (Volume 14942, Page 1221) and on the North line of the proposed Rofit Road extension;

THENCE along the North line of said proposed Rofit Road Extension the following courses and distances:

Along a curve to the left having a radius of 443.00 feet, an arc length of 336.30 feet, a chord length of 328.28 feet, a chord bearing of South 47 degrees 08 minutes 45 seconds West, and a delta angle of 43 degrees 29 minutes 45 seconds to a 1/2 inch iron rod found for the point of curvature of a reverse curve to the right;

Along said curve to the right having a radius of 40.00 feet, an arc length of 19.70 feet, a chord length of 19.50 feet, a chord bearing of South 39 degrees 30 minutes 29 seconds West and a delta angle of 28 degrees 13 minutes 13 seconds to a point for the South corner of this 2.621 acres, same being on the northeast Right-of-Way line of said F.M. 471;

THENCE along the northeast Right-of-Way line of F.M. 471, North 66 degrees 22 minutes 54 seconds West (called North 66 degrees 22 minutes 02 seconds West), a distance of 311.98 feet to the **POINT OF BEGINNING** and containing 2.621 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 7, 2017

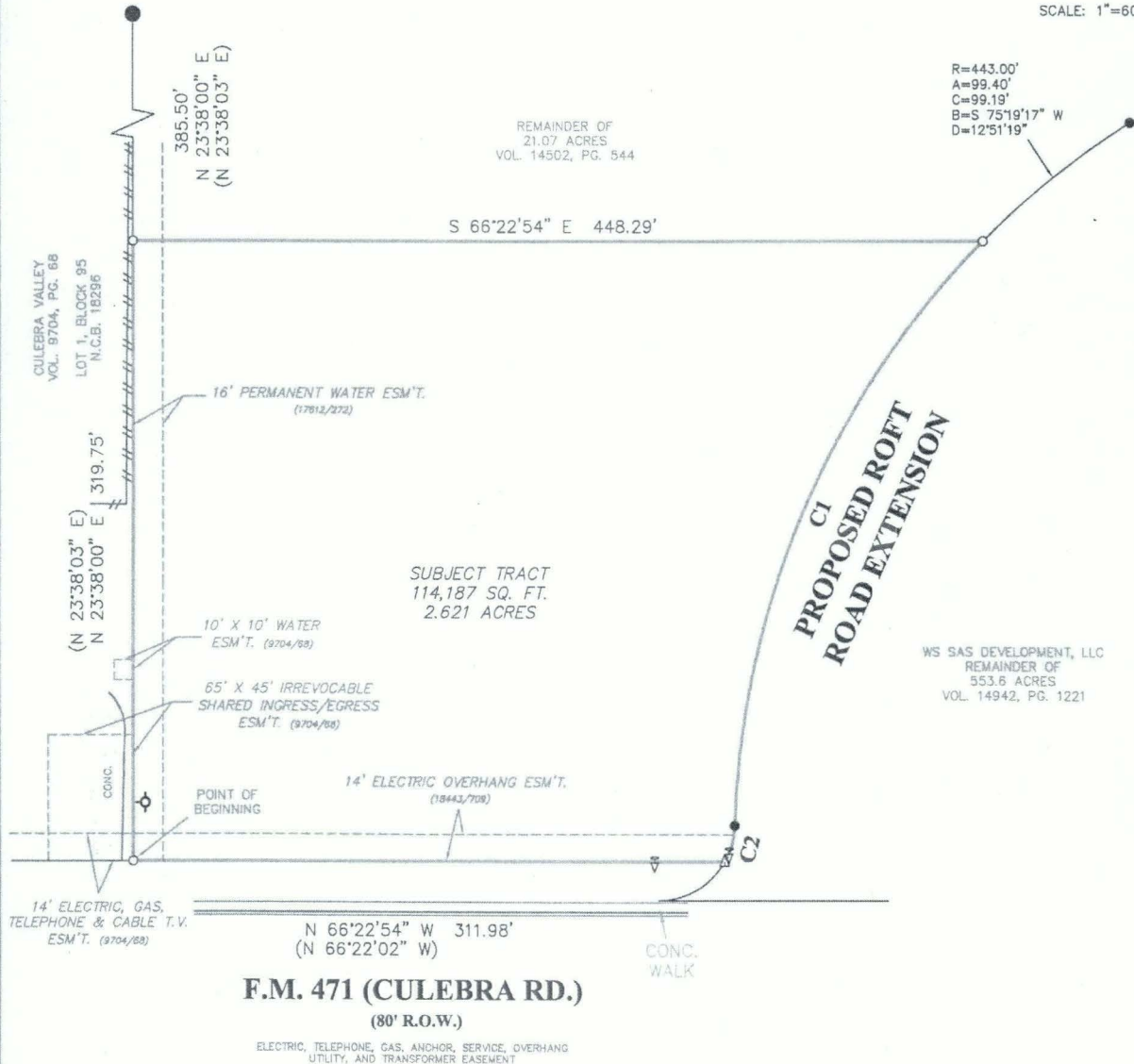


Exhibit "A"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	443.00'	336.30'	328.28'	S 47°08'45" W	43°29'45"
C2	40.00'	19.70'	19.50'	S 39°30'29" W	28°13'13"

Z2018206

SCALE: 1"=60'



NOTE:
PRIOR SURVEY (WESTAR JOB #77238) WAS USED FOR REFERENCE.
NOTE:
THIS SURVEY WAS AMENDED ON 01/11/2018 TO CORRECT AN EASEMENT.
NOTE:
THIS SURVEY WAS AMENDED ON 05/14/2018 TO AMEND THE PROPERTY DESCRIPTION.
NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

*FLOOD ZONE WAS MODIFIED BY THE LETTER OF MAP REVISION (LOMR) CASE NO. 14-06-0525R DATED DECEMBER 27, 2016.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED: _____
Exhibit "A"



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48028C, Panel No. 0215 G, which is Dated 12/27/2016. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X1-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address: 0 F.M. 471 (CULEBRA RD.)
Property Description:
Being 2.621 acres of land, more or less, out of the Manuel Martinez Y Musquiz Survey No. 80, Abstract 467, situated in the City of San Antonio, New City Block 18296 and being out of that parcel of land, called 21.07 acres, described as Tract Two in the Substitute Trustee's Deed recorded in Volume 14502, Page 544, Official Public Records, Bexar County, Texas, said 2.621 acres being more particularly described by metes and bounds attached hereto.
Owner: BEAU SCHOTT AND MIKE SCHOTT

FIRM REGISTRATION NO. 1011700

LAND SURVEYORS, LLC.
P.O. BOX 1036 HELDRES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = 1/2" IRON ROD SET
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = WOOD FENCE
- ⊕ = FIRE HYDRANT
- ⊙ = POWER POLE
- E— = OVERHEAD ELECTRIC
- S— = SET PK NAIL
- ⊕ = GAS VALVE

DRAWN BY: TS

MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual boundary only survey made on the ground under my supervision.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095