

AN ORDINANCE 2018-04-19-0314

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 17.414 acres out of NCB 10847 from "C-3" General Commercial 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.

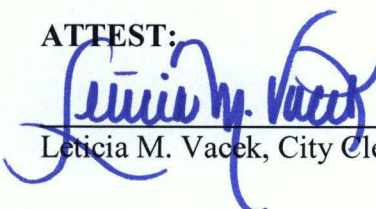
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective April 29, 2018.


**PASSED AND APPROVED** this 19<sup>th</sup> day of April 2018.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
fo Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-10 ( in consent vote: 29, P-1, Z-2, Z-3, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, Z-13, P-3, Z-14, Z-15, Z-16, Z-17 )</b>						
<b>Date:</b>	04/19/2018						
<b>Time:</b>	02:19:50 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018118 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 17.414 acres out of NCB 10847, located at 1000 South W.W. White Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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  
04/19/2018  
Item No. Z-10

# **EXHIBIT “A”**

COUNTY OF BEXAR  
STATE OF TEXAS

17.414 ACRE TRACT

PROJ. 14313.00  
Jan. 11, 2018

**FIELD NOTE DESCRIPTION of the remaining 17.414 acre tract of land out of that certain 20.2003 acre tract (Tract 1) conveyed unto Tamir Enterprises, LTD, a Texas Limited Partnership by warranty deed recorded in Volume 14718, Page 14, Bexar County Real Property Records and situated in the Adam Stafford Survey No. 49, Abstract 667, County Block 5153, New City Block 10847, City of San Antonio, Bexar County, Texas; in all, said 17.414 acre tract of land being particularly described as follows:**

**BEGINNING** at a ½" iron rod found on the east line of Interstate Highway Loop 410 (TxDOT CSJ No. 521-6-4, a variable width highway, minimum 360 feet) coincident with the common southwest corner of a 2.996 acre tract conveyed unto Ollie Brehm by warranty deed recorded in Volume 1937, Page 550, said Real Property Records and the **POINT OF BEGINNING** and the northwest corner of the herein described tract of land;

**THENCE**, departing the east line of said Interstate Highway Loop 410, North 88° 44' 50" East, 503.42 feet pass a ½" iron rod found at the common southeast corner of said 2.996 acre tract and the southwest corner of Lot 1 as shown by plat of Ollie Brehm Property recorded in Volume 9100, Page 188, Bexar County Deed and Plat Records, in all, a total distance of 703.43 feet to a ½" iron rod found on the southwest line of W.W. White Road (a variable width right-of-way, minimum 50 feet) and the northeast corner of the herein described tract of land;

**THENCE**, along the southwest line of W.W. White Road, South 36° 02' 38" East, 57.28 feet to a pinched pipe found and South 34° 06' 20" East, 583.75 feet to a ½" iron rod found with KFW cap at the common north corner of a 3.289 acre tract of land surveyed by KFW Surveyors on March 31, 2014 and the easternmost corner of the herein described tract of land;

**THENCE**, across said 20.2003 acre tract and with the north line of said 3.289 survey, the following courses:

South 88° 37' 32" West, 111.23 feet to a ½" iron found with KFW cap,  
South 73° 13' 35" West, 141.71 feet to a ½" iron rod found with KFW cap, and  
South 46° 40' 38" West, 345.87 feet to a ½" iron rod set with an orange plastic cap stamped "Westwood" on the north line of a 0.5157 acre tract (Tract 3) conveyed unto said Tamir Enterprises by said Volume 14718, Page 14, said Real Property Records coincident with the west corner of said 3.289 acre survey and the south corner of the herein described tract of land;

**THENCE**, along the north line of said 0.5157 acre tract, South 89° 28' 06" West, 205.37 to a 1/2" iron rod found with KFW cap and South 89° 32' 17" West, 583.61 feet to a TxDOT type II highway monument found on the east line of said Interstate Highway Loop 410 coincident with the northwest corner of said 0.5157 acre tract and the southwest corner of the herein described tract of land;

# Westwood

Z2018118

**THENCE**, along the east line of said Interstate Highway Loop 410, North 15° 15' 56" East, 768.91 feet to a TxDOT type I highway monument found and North 19° 03' 21" East, 63.46 feet to the **POINT OF BEGINNING**.

Containing, in all, 17.414 acres or 758,553 square feet of land.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment).

This field note description is prepared by Westwood Professional Services, Inc. FOR ZONING AND POLITICAL PURPOSES ONLY – NOT TO BE USED FOR CONVEYANCE.



Jason R. Gabriel, RPLS  
Texas No. 6530

Exhibit "A"