

AN ORDINANCE 2018-08-02-0571

**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 0.49 acres out of NCB 10272 from "R-4" Residential Single-Family District to "C-1" Light 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 2<sup>nd</sup> day of August 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: P-7, Z-11 )</b>						
<b>Date:</b>	08/02/2018						
<b>Time:</b>	03:24:41 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018210 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 18064)						
<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		
Rebecca Viagran	District 3		x				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				



TBPE FIRM REGISTRATION NO. F-1601

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**DESCRIPTION OF A 0.497 ACRES TRACT OF LAND**

BEING 0.497 ± ACRES TRACT OF LAND. SAID 0.497 ACRES BEING LOTS 4, LOT 5, AND LOT 6, BLOCK 13-A, NEW CITY BLOCK 10272, OF THE "CORRECTED PLAT OF BLOCK 13-A, WHEATLEY HEIGHTS" SUBDIVISION, RECORDED IN VOLUME 3025, PAGE 226, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. ALSO, ACCORDING TO SURVEY BY PETER AGUIRRE, RPLS NUMBER 5464, AS FOLLOW, "LOT 4, LOT E IRR. 122.75 FEET OF LOT 6 AND E. 139.90 FEET OF LOT 5, AKA LOTS 5 AND 6, SAVE AND EXCEPT, (8392 / 1513 RP, 0.026 ACRES) BLOCK 13-A N.C.B. 10272", AND SAID 0.497 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOW,

**Beginning** AT A ½" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF PICAN VALLEY DR., THE NORTHWEST CORNER OF THIS TRACT, AND THE MOST EASTERLY CORNER OF LOT 4, BLOCK 13-A, NCB 10272, AS RECORDED IN VOLUME 3025, PAGE 226, DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS,

**Thence:** N. 00 DEG. 12' 06" W., A DISTANCE OF 51.82' ALONG THE WEST RIGHT-OF-WAY LINE OF PICAN VALLEY DR.;

**Thence:** N. 00 DEG. 28' 39" W., CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF PICAN VALLEY DR, A DISTANCE OF 85.40';

**Thence:** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00', A DELTA OF 90 DEG. 07' 22", AN ARC DISTANCE 26.74', AND A CORD BEARING AND DISTANCE, S. 44 DEG. 35' 20" W

**Thence:** N. 00 DEG. 21' 53" W., A DISTANCE OF 1.50' TO A POINT,

**Thence:** N. 89 DEG. 32' 11" E., A DISTANCE OF 122.75' TO A POINT;

**Thence:** S. 00 DEG. 32' 23" E., A DISTANCE OF 103.32' TO A POINT;

**Thence:** S. 00 DEG. 51' 48" E., A DISTANCE OF 51.38' TO A POINT;

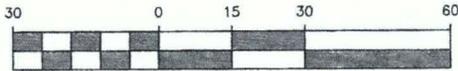
**Thence:** S. 89 DEG. 07' 05" W., A DISTANCE OF 140.50' TO THE POINT OF BEGINNING OF THIS TRACT, AND CONTAINING 0.497 ± ACRES OF LAND.



Exhibit "A"



GRAPHIC SCALE

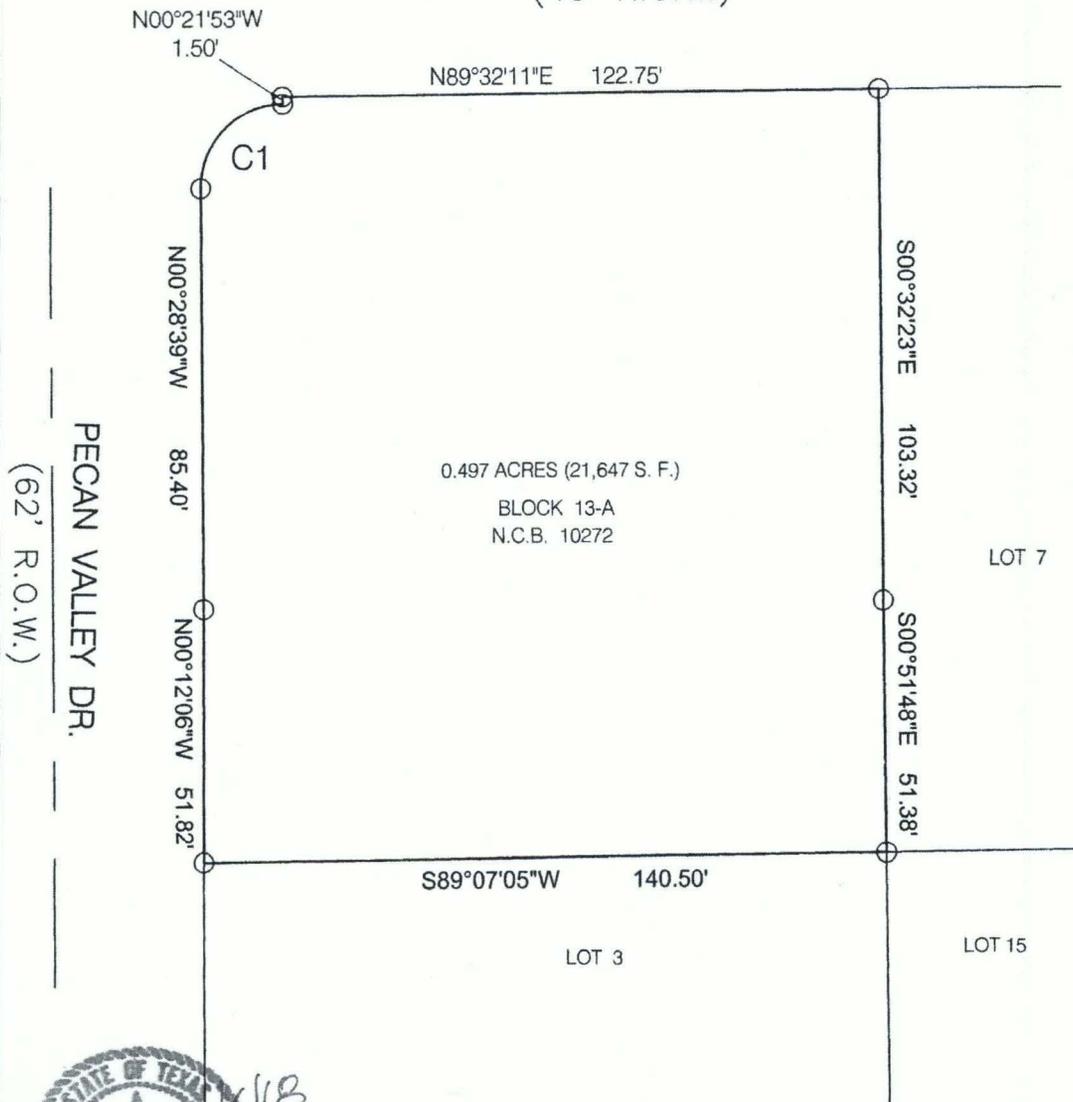


(IN FEET)  
1 INCH = 30 FT.

502 PECAN VALLEY DR.  
SAN ANTONIO, BEXAR COUNTY, TEXAS

0.497 ACRES (21,647 S. F.)  
BLOCK 13-A  
N.C.B. 10272

MORNINGVIEW DR.  
(40' R.O.W.)



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	17.00	26.74'	90°07'22"	S44°35'02"W



Seda Consulting Engineers, Inc.

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