

AN ORDINANCE 2014-06-05-0407

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 3.565 acres out of NCB 14697 from "MF-33" Multi-Family District to "C-3" General Commercial District.

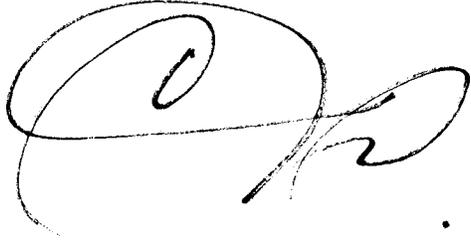
**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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 June 15, 2014.

**PASSED AND APPROVED** this 5th day of June, 2014.



M A Y O R  
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for  
Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-10 ( in consent vote: P-4, Z-10 )</b>
<b>Date:</b>	06/05/2014
<b>Time:</b>	02:32:35 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014051 (District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 3.565 acres out of NCB 14697 located on a portion of 4932 Research Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14014)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				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				

FIELD NOTE  
DESCRIPTION FOR  
ZONING EXHIBIT

A 3.565 acres, or 155,290 square feet more or less, tract of land being a portion of that 8.308 acres called Tract IV conveyed to HTO Inc. in a deed recorded in Volume 6302, Page 1274 of the Deed Records of Bexar County, Texas, out of the M.T. Guerra Survey No. 88, Abstract 260, County Block 4443, now in New City Block 14697, of the City of San Antonio, Bexar County, Texas. Said 3.565 acre tract being more fully described as follows:

**BEGINNING:** At a point on the southeast right-of-way line of Huebner Road, a variable width right-of-way, at the west corner of said 8.308 acre tract of land, the north corner of Lot 3, Block 3, New City Block 17310, Bluebonnet Park Unit-5 recorded in Volume 9511, Page 102 of said Plat Records;

**THENCE:** N 41°34'55" E, along and with the southeast right-of-way line of said Huebner Road, a distance of 331.81 feet to a point of curvature at intersection of the southeast right-of-way line of said Huebner Road with the south right-of-way line of Research Drive, dedicated in Volume 9503, Page 188 of said Plat Records;

**THENCE:** Departing the southeast right-of-way line of said Huebner Road, along and with the south right-of-way line of said Research Drive, the following bearings and distances:

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 72°27'22", a chord bearing and distance of N 77°48'36" E, 17.73 feet, for an arc length of 18.97 feet to a point;

Southeasterly, along a reverse curve to the left, said curve having a radius of 563.10 feet, a central angle of 01°42'07", a chord bearing and distance of S 66°48'46" E, 16.73 feet, for an arc length of 16.73 feet to a point;

**THENCE:** S 47°45'45" E, departing the south right-of-way line of said Research Drive, over and across said 8.308 acres, a distance of 461.73 feet to a point on the north line of a Drainage Right-of-Way recorded in Volume 9400, Page 186 of said Plat Records, the south line of said 8.308 acres;

**THENCE:** Along and with the north line of said Drainage Right-of-Way, the following bearings and distances:

Southwesterly, along a non-tangent curve to the left, said curve a radius of 930.75 feet, a central angle of 14°19'02", a chord bearing and distance of S 55°10'17" W, 231.97 feet, for an arc length of 232.58 feet to a point at the south corner of said 8.308 acre tract, the east corner of said Lot 3, Block 3;

S 48°00'46" W, a distance of 121.39 feet to a point;

THENCE: Departing the north line of said Drainage Right-of-Way, along and with the common line between said 8.308 acre tract and said Lot 3, Block 3, the following bearings and distances:

N 48°25'08" W, a distance of 277.65 feet to a point;

N 41°34'52" E, a distance of 9.00 feet to a point;

N 48°25'08" W, a distance of 53.00 feet to a point;

S 41°34'52" W, a distance of 18.00 feet to a point;

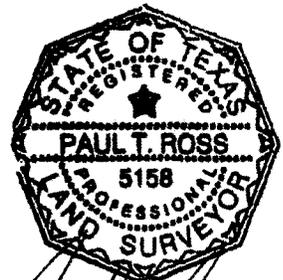
N 48°25'08" W, a distance of 44.00 feet to a point;

N 41°34'52" E, a distance of 9.00 feet to a point;

N 48°25'08" W, a distance of 45.00 feet to the POINT OF BEGINNING, and containing 3.565 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, and 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: October 1, 2013  
JOB NO. 9326-13  
DOC. ID. N:\Survey\13\13-9300\9326-13\Word\ZONING EX9326-13 SMALL.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



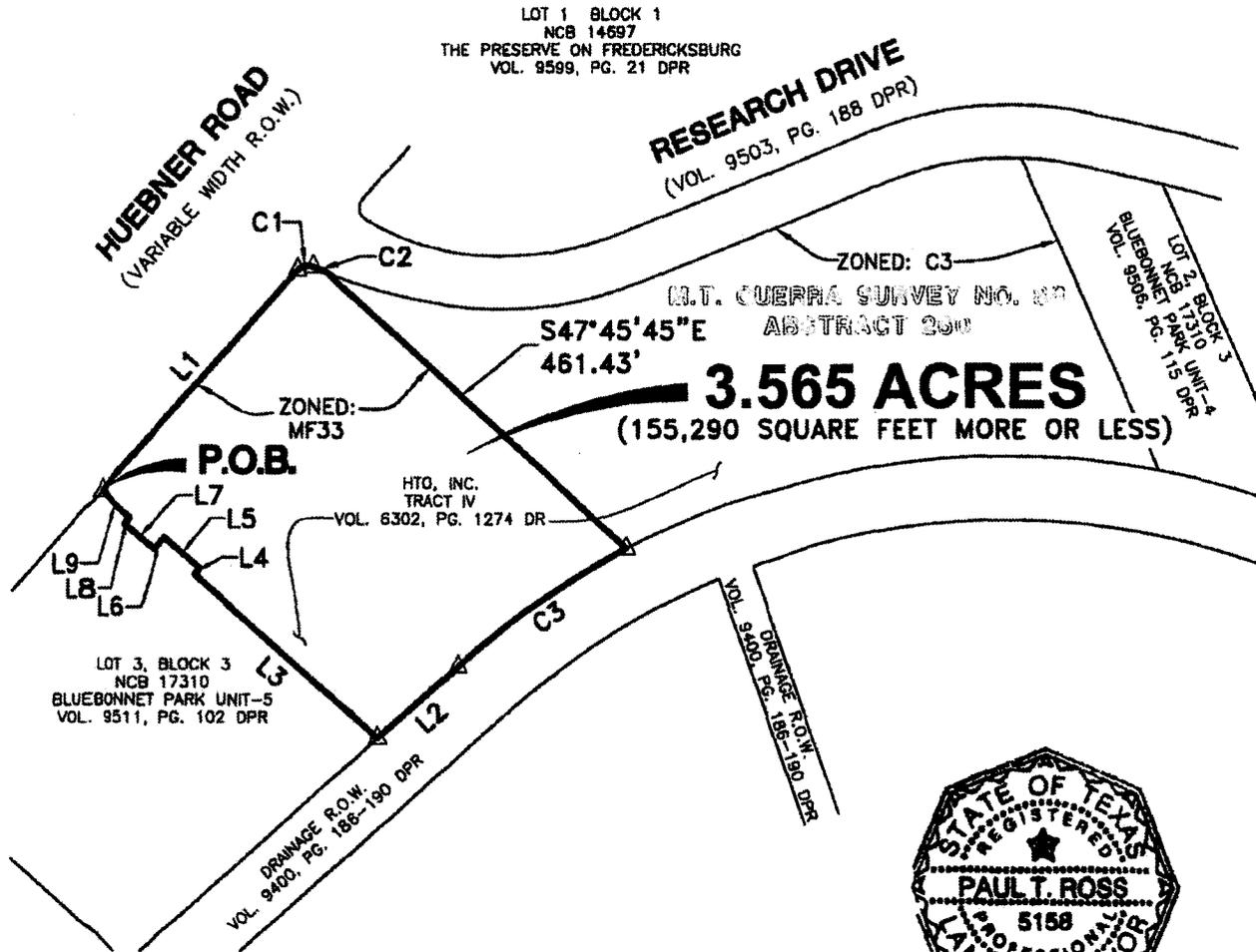
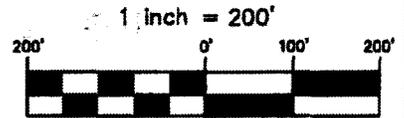
*Paul T. Ross*  
01 OCT-13

**LEGEND:**

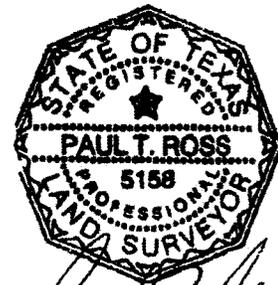
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, AND 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."



*Paul T. Ross*  
01 OCT. 13

**EXHIBIT OF**

**3.565 ACRES  
SAN ANTONIO, BEXAR COUNTY  
TEXAS**



553 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100386-00

SHEET 1 OF 2

JOB No.: 9326-13

Date: Oct 01, 2013, 9:32am User ID: vRelano  
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