

AN ORDINANCE 2017-10-19-0837

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 5.7237 acres out of NCB 18230 and NCB 15664, from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High-Rise Office District to "C-2 NA" Commercial Nonalcoholic Sales District and "C-2 NA HE" Commercial Nonalcoholic Sales Historic Exceptional District.

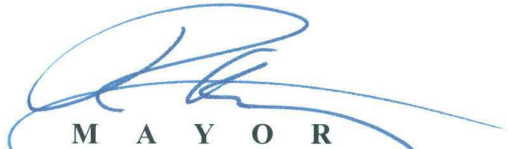
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

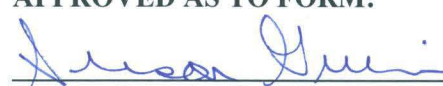
SECTION 5. This ordinance shall become effective October 30, 2017.

PASSED AND APPROVED this 19th day of October 2017.


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-11 (in consent vote: P-5, Z-11)						
Date:	10/19/2017						
Time:	02:18:56 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017135 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17044)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		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			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
10/19/2017
Item No. Z-11

Exhibit "A"

Z2017135



**FIELD NOTES
FOR
A 5.7237 ACRE TRACT
(ZONING PARCEL)**

A **5.7237 acre** tract of land, out of the Nepumacino Flores Survey No. 427, Abstract 247, County Block 4474, the Peter Odit Survey No. 264, Abstract 561, County Block 4472 and the Jose Alameda Survey No. 81, Abstract 26, County Block 4017, Bexar County, Texas and being a portion of Lot 25, New City Block (N.C.B.) 18230 of the Braun's Farm Commercial Subdivision Plat of record in Volume 9539 Page 26 of the Deed and Plat Records of Bexar County, Texas and all of a called 0.712 acre tract of land, N.C.B. 15664, as conveyed to #1 Leon Creek, Ltd., of record in Volume 12522 Page 217 of the Official Public records of Bexar County, Texas. Said **5.7237 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northerly right-of-way line of Braun Road, a variable width public right-of-way, for the southeast corner of Lot 24, County Block 4474, now in N.C.B. 18230 of the Autumn Ridge Commercial Subdivision of record in Volume 9514 Page 86 of the Deed and Plat Records of Bexar County, Texas, for the most southerly southwest corner of said lot 25 and the tract described herein, from which a found 3/8" iron rod bears, S 60° 16' 57" W, a distance of 0.56 feet;

THENCE: Departing the northerly right-of-way line of Braun Road and along and with the common lines between said Lot 25 and Lot 24, the following two (2) courses:

1. N 23° 24' 22" E, a distance of **174.81 feet** to a found 1/2" iron rod for the northeast corner of Lot 24, an interior corner of Lot 25 and the tract described herein, and
2. N 66° 35' 38" W, a distance of **261.45 feet** to a point in the easterly right-of-way line of Alisa Brooke, a variable width right-of-way, as shown on the Braun's Farm, Unit - 1 Subdivision Plat of record in Volume 9507 Pages 27-30 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of Lot 24, a westerly exterior corner and a point of curvature of Lot 25 and the tract described herein;

THENCE: Along and with the easterly right-of-way line of Alisa Brooke and a westerly line of Lot 25 and with a non-tangent curve to the right having a radius of **300.00 feet**, an arc length of **30.27 feet**, a delta angle of **005° 46' 55"** and a chord bears, N 15° 54' 20" E, a distance of **30.26 feet** to a found 1/2" iron rod for the southwest corner of Lot 26 of said Braun's Farm Commercial Subdivision Plat, for a northwest exterior corner and a point of non-tangency of Lot 25 and the tract described herein;

THENCE: Departing the easterly right-of-way line of Alisa Brooke and along and with the common lines between said Lot 26 and Lot 25, the following two (2) courses:

1. S 66° 35' 38" E, a distance of **142.00 feet** to a found 1/2" iron rod with a red plastic cap stamped "Overby Descamps" for the southeast corner of Lot 26, an interior corner of Lot 25 and the tract described herein, and
2. N 23° 24' 22" E, a distance of **62.00 feet** to a point for the most northerly corner of the tract described herein;

THENCE: Into and across Lot 25, the following four (4) courses:

1. **S 66° 35' 38" E**, a distance of **507.32 feet** to a point for an interior corner of the tract described herein,
2. **S 71° 58' 02" E**, a distance of **38.61 feet** to a point for an exterior corner of the tract described herein,
3. **S 18° 01' 58" W**, a distance of **3.63 feet** to a point for an interior corner of the tract described herein, and
4. **S 66° 35' 38" E**, a distance of **227.54 feet** to a point in the westerly line of a Drain R.O.W. as shown on the Finesilver Unit – 10 Subdivision Plat of record in Volume 9531 Pages 195-196 of the Deed and Plat Records of Bexar County, Texas, in the east line of Lot 25 and for the northeast corner of the tract described herein;

THENCE: **S 05° 33' 26" E**, along and with the common line between said Drain R.O.W. and Lot 25, a distance of **326.86 feet** to a point in the north line of said 0.712 acre tract, for a southwest exterior corner of said Drain R.O.W., the southeast corner of Lot 25 and an interior corner of the tract described herein, from which a found 60D nail in a 6" cedar post bears, **N 19° 58' 11" W**, a distance of 0.38 feet;

THENCE: Along and with the common lines between the Drain R.O.W. and the 0.712 acre tract, the following three (3) courses:

1. **S 66° 32' 58" E**, a distance of **251.98 feet** to a found 60d nail for an interior corner of the Drain R.O.W., the northeast corner of 0.712 acre tract and an easterly exterior corner of the tract described herein,
2. **S 06° 49' 27" E**, a distance of **82.14 feet** to a point for an exterior corner of said Drain R.O.W., an interior corner of the 0.712 acre tract and the tract described herein,
3. **S 56° 30' 01" E**, a distance of **62.30 feet** to a point in the northerly right-of-way line of Braun Road, for the southeast corner and a point of curvature of the 0.712 acre tract and the tract described herein;

THENCE: Along and with the northerly line of Braun Road and the southerly line of the 0.712 acre tract, the following four (4) courses:

1. With a non-tangent curve to the right having a radius of **1392.39 feet**, an arc length of **312.20 feet**, a delta angle of **012° 50' 49"** and a chord bears, **N 63° 33' 58" W**, a distance of **311.55 feet** to a point of tangency of the tract described herein,
2. **N 57° 08' 35" W**, a distance of **249.81 feet** to a point for a point of curvature of the tract described herein, from which a found 3/8" iron rod bears, **N 33° 03' 30" E**, a distance of 2.93 feet;
3. With a non-tangent curve to the left having a radius of **2904.70 feet**, an arc length of **142.50 feet**, a delta angle of **002° 48' 39"** and a chord bears, **N 58° 24' 10" W**, a distance of **142.48 feet** to a point for an exterior corner of a 3' R.O.W. Dedication as shown on said Braun's Farm Commercial Subdivision Plat, for the most westerly corner of the 0.712 acre tract and an exterior corner and a point of non-tangency of the tract described herein, and
4. **S 67° 18' 42" E**, a distance of **22.33 feet** to a found 1/2" iron rod stamped "MDS" for a southerly exterior corner of Lot 25, the east corner of said R.O.W. Dedication, a reference in the north line of 0.712 acre tract, an interior corner and a point of curvature of the tract described herein;

THENCE: Along and with the northerly right-of-way line of Braun Road and the south line of Lot 25, the following two (2) courses:

1. With a curve to the left having a radius of **2907.70 feet**, an arc length of **363.58 feet**, a delta angle of **007° 09' 52"** and a chord bears, **N 62° 57' 15" W**, a distance of **363.35 feet** to a found ½" iron rod for a point of tangency of the tract described herein, and
2. **N 66° 32' 11" W**, a distance of **124.34 feet** to the **POINT OF BEGINNING** and containing **5.7237 acres**, more or less, in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"This document was prepared under 22TAC663.21, 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."

Job No.: 17-005
Prepared by: KFW Surveying
Date: March 30, 2017
File: S:\Draw 2017\17-005 9599 Braun Rd\DOCS\FN 17-005 5.7237 ACRES

