

AN ORDINANCE 2018-03-01-0169

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 81.941 acres out of CB 4167 from "RE" Residential Estate District and "C-2" Commercial District to R-5" Residential Single-Family District.

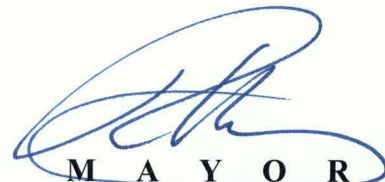
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

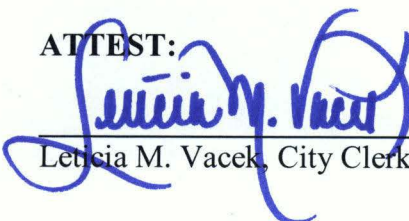
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective March 11, 2018.

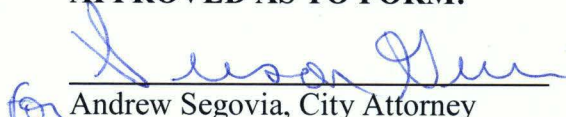
PASSED AND APPROVED this 1st day of March 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: P-1, Z-5)						
Date:	03/01/2018						
Time:	02:13:03 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018062 (Council District 3): An Ordinance amending the Zoning District Boundary from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 81.941 acres out of NCB 4167 and "C-2" Commercial District on 18.408 acres out of NCB 4167, generally located in the 3700 block of South Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18016) (Continued from February 15, 2018)						
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				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				

Z2018062



STATE OF TEXAS §
COUNTY OF BEXAR §

BEING A 16.437 ACRE TRACT OF LAND, OUT OF THE MANUAL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 2, COUNTY BLOCK NO. 4167, IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGE(S) 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a 1/2" iron rod found in the east line of Lot 6 of said Ivy Subdivision for the southwest corner of Lot 12, TSI Flow Products Subdivision, a subdivision of record in Volume 9674, Page 140 of the Deed and Plat Records Bexar County, Texas, from which a 1/2" iron rod found in the south right-of-way line of Charles Anderson Loop (220' right-of-way, A.K.A. Loop 1604) for the northeast corner of said Lot 6 bears N 22°18'19" E, a distance of 818.21 feet;

THENCE, S 22°18'19" W (S 22°15'46" W per plat), continuing with the east line of said Lot 6, same being the west line of Lot 2, a distance of **700.70 feet** to a 1/2" iron rod with cap stamped Alliance Survey set for the northwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 76°23'28" E, leaving the east line of said Lot 6, over and across said Lot 2, a distance of **713.08 feet** to a 1/2" iron rod with cap stamped Alliance Survey set in the west line of Lot 7 of said Ivy Subdivision, same being the east line of said Lot 2, for the northeast corner of this herein described tract, from which a 1/2" iron rod found in the west line of said Lot 7, at a point of curvature, bears N 19°00'23" E (N 19°00'00" E per plat) a distance of 1332.21 feet;

THENCE, S 19°00'23" W (called S 19°00'00" W), with the west line of said Lot 7, a distance of **927.17 feet** to 1/2" iron rod found for the southeast corner of said Lot 2 and this herein described tract, same being an angle point in the west line of said Lot 7;

THENCE, N 82°42'11" W (N 82°44'24" W per plat) with the south line of said Lot 2, a distance of **785.01 feet** (785.05 feet per plat) to a 1/2" iron rod found for an angle point in the east line of said Lot 6, same being the southwest corner of said Lot 2 and this herein described tract;

THENCE, N 22°18'19" E (called N 22°15'46" E), with the east line of said Lot 6, a distance of **1021.10 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 16.437 acres (716,442 square feet) of land, more or less with in these metes and bounds.

Exhibit "A"

Z2018062

FIELD BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS FOUND MONUMENTED ON THE GROUND AND AS SHOWN ON THE PLAT OF IVY SUBDIVISION, RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Caesar A. Garcia
RPLS No. 5904
October 24, 2017



Z2018062



residential

STATE OF TEXAS §
COUNTY OF BEXAR §

BEING A 65.504 ACRE TRACT OF LAND OUT OF THE MANUAL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, BEXAR COUNTY, TEXAS, BEING 26.932 ACRES OUT OF LOT 3 AND 38.572 ACRES OUT OF LOT 8, COUNTY BLOCK NO. 4167, IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGE(S) 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a ½" iron rod found in the south right-of-way line of Charles Anderson Loop (220' right-of-way, A.K.A. Loop 1604) for the northeast corner of said Lot 8, same being the northwest corner of Lot 4 of said Ivy Subdivision;

THENCE, leaving the south right-of-way line of Loop 1604, with the common line of said Lots 8 and 4, the following five (5) courses and distances:

1. S 07°33'39" W, a distance of 49.96 feet (S 07°45'29" W, 50.00 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the right;
2. 320.88 feet (320.93 feet per plat) with the arc of said curve to the right, having a radius of 360.00 feet, a central angle of 51°04'13" (51°04'38" per plat), and a chord which bears S 33°17'12" W (S 33°17'48" W, 310.41 feet per plat) a distance of 310.37 feet to a ½" iron rod found for the end of said curve;
3. S 58°45'15" W, a distance of 223.45 feet (S 58°50'07" W, 223.22 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the left;
4. 268.04 feet (267.44 feet per plat) with the arc of said curve to the left, having a radius of 300.00 feet, a central angle of 51°11'28" (51°04'38" per plat), and a chord which bears S 33°07'45" W, a distance of 259.21 feet (S 33°17'48" W, 258.67 feet per plat) to a ½" iron rod found for the end of said curve;
5. S 07°45'47" W (S 07°45'29" W per plat), a distance of 344.23 to the northeast corner and **POINT OF BEGINNING** of this herein described tract;

Exhibit "A"

32018062

THENCE, with the perimeter of Lot 8, the following four (4) courses and distances:


1. **S 07°45'47" W** (S 07°45'29" W per plat), a distance of **1437.72 feet** to an angle point in the east line of said Lot 8;
2. **S 36°03'06" W**, a distance of **1970.42 feet** (S 36°03'47" W, 1970.42 per plat) to a ½" iron rod found for the southeast corner of said Lot 8 and this herein described tract;
3. **N 82°00'41" W**, a distance of **811.99 feet** (N 82°00'00" W, 811.99 feet per plat) to a ½" iron rod set for the southwest corner of said Lot 8 and this herein described tract, lying in the east line of Lot 10 of said Ivy Subdivision;
4. **N 30°37'44" E**, with the east line of said Lot 10, a distance of **1897.31 feet** (N 30°39'147" E, 1897.84 feet per plat) to a ½" iron rod found for the northwest corner of said Lot 8, same being the southwest corner of said Lot 3 for an angle point in the west line of this herein described tract;

THENCE, **N 19°00'27" E** (N 19°00'00" E per plat) with the common line of said Lots 3 and 10, a distance of **1535.81 feet** to the northwest corner of this herein described tract;

THENCE, leaving the east line of said Lot 10, over and across said Lots 3 and 8 the following two (2) courses and distances:

1. **S 70°59'53" E**, a distance of **434.84 feet** to an angle point; and
2. **S 82°11'58" E**, passing at a distance of 222.23 feet the common line of said Lots 3 and 8 and continuing for a total distance of **282.57 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 65.504 acres (2,853,363 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS FOUND MONUMENTED ON THE GROUND AND AS SHOWN ON THE PLAT OF IVY SUBDIVISION, RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Caesar A. Garcia
RPLS No. 5904
January 18, 2018

