

AN ORDINANCE 2018-02-15-0124

**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 56.206 acres out of NCB 10578 from "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District on 42.34 acres out of NCB 10578 and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 13.866 acres out of NCB 10578.

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 February 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.

For M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

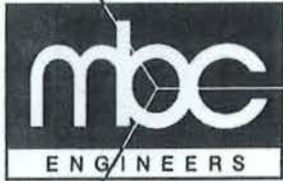
For

Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: 25, 26, P-1, Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-7, Z-8, P-3, Z-9, Z-10, P-4, Z-11, Z-16, Z-18, P-7, Z-20, Z-21, Z-22, Z-23, Z-24, Z-26, Z-28, P-9, Z-31, Z-32)						
Date:	02/15/2018						
Time:	02:22:10 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018002 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District on 42.443 acres out of NCB 10578 and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 14.985 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case 18001) (Continued from January 18, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		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			x	
Clayton H. Perry	District 10		x				

SG/lj
02/15/2018
Item No. Z-6

Exhibit “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

BEING A 13.866 ACRE (603,991 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS; BEING IN NEW CITY BLOCK 10578; AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 13.866 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found on the Southerly right of way line of Gembler Road, a 55 foot public right of way, and being the Northeasterly corner of said 84.59 Acre Tract;

THENCE S 00° 21' 04" E a distance of 1619.05 feet, along the Easterly boundary line of said 84.59 Acre Tract, to a Point;

THENCE departing the Easterly boundary line of said 84.59 Acre Tract, the following calls across said 84.59 Acre Tract:

S 89° 38' 56" W a distance of 50.00 feet to a Point;

N 37° 13' 16" W a distance of 75.00 feet to a Point;

S 89° 39' 17" W a distance of 281.73 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=245.00 feet, Arc Length=79.50 feet, Chord Bearing = N 09° 32' 24" W and a Chord Distance of 79.15 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=172.00 feet, Arc Length=47.20 feet, Chord Bearing = N 10° 58' 26" W and a Chord Distance of 47.05 feet, to a Point;

N 03° 06' 43" W a distance of 597.69 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=170.00 feet, Arc Length=133.06 feet, Chord Bearing = N 25° 32' 05" W and a Chord Distance of 129.69 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=105.00 feet, Arc Length=28.16 feet, Chord Bearing = N 40° 16' 26" W and a Chord Distance of 28.08.69 feet, to a Point;

N 05° 16' 22" E a distance of 131.76 feet to a Point;



SCALE: 1" = 300'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)

NOTES:

- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 2) ZONING EXHIBIT ONLY, IMPROVEMENTS NOT SHOWN
- 3) THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

84.59 ACRE TRACT
WARRANTY DEED
(VOL. 15578, 1973, O.P.R.)

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	245.00'	79.50'	18°35'30"	N 09°32'24" W	79.15'
C2	172.00'	47.20'	15°43'26"	N 10°58'26" W	47.05'
C3	170.00'	133.06'	44°50'44"	N 25°32'05" W	129.69'
C4	105.00'	28.16'	15°22'01"	N 40°16'26" W	28.08'
C5	415.00'	209.52'	28°55'37"	N 18°30'35" E	207.30'



JOEL CHRISTIAN JOHNSON

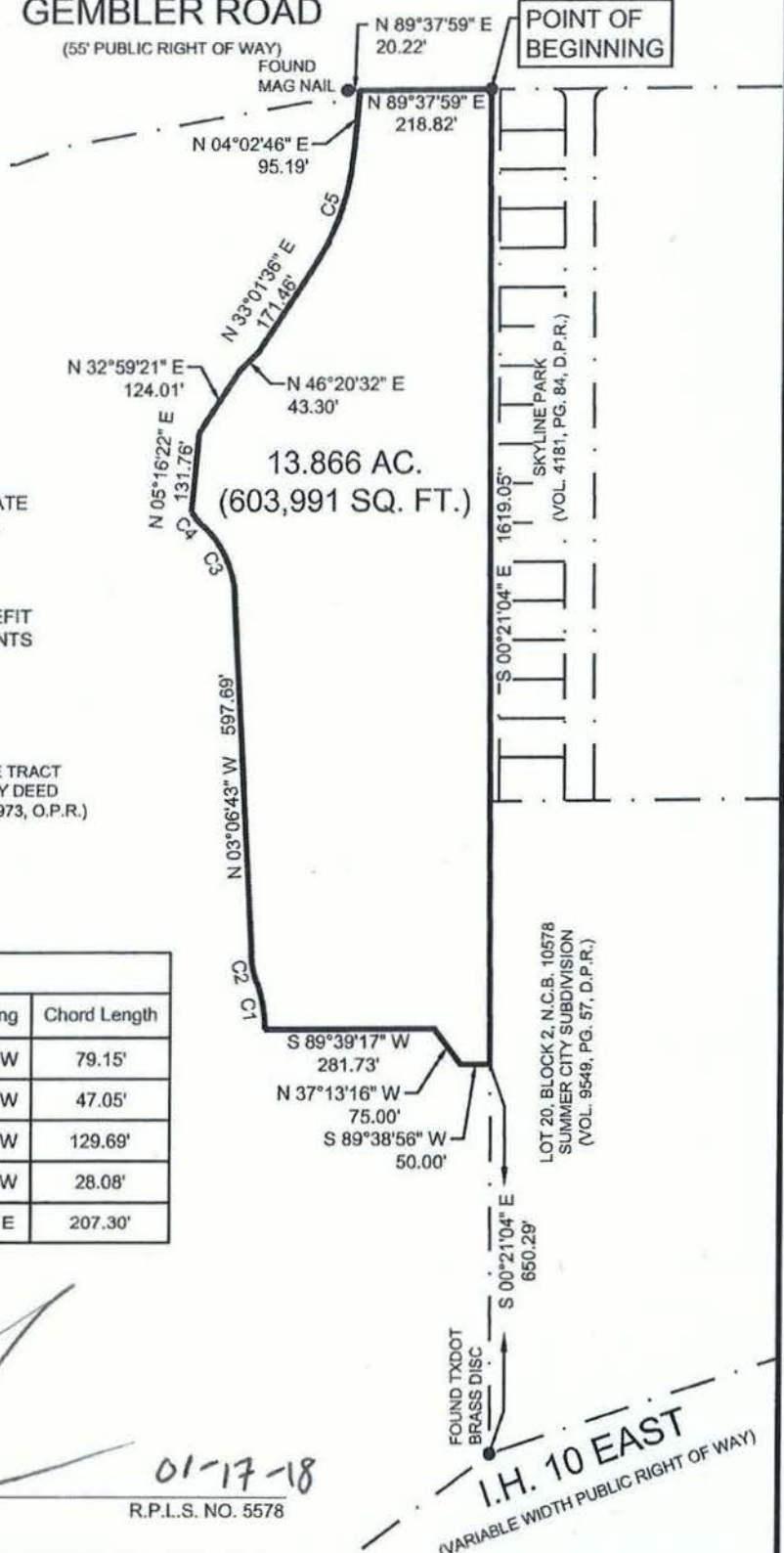
R.P.L.S. NO. 5578

01-17-18

GEMBLER ROAD

(55' PUBLIC RIGHT OF WAY)

POINT OF BEGINNING



13.866 AC.
(603,991 SQ. FT.)

LOT 20, BLOCK 2, N.C.B. 10578
SUMMER CITY SUBDIVISION
(VOL. 9549, PG. 57, D.P.R.)

I.H. 10 EAST
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

ZONING EXHIBIT

BEING A 13.866 ACRE (603,991 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS BEING IN NEW CITY BLOCK 10578; AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DESIGN	_____
DRAWN	JC
CHECKED	JCJ
DATE	01-17-2018
JOB NO.	31789-1570
PAGE	1 of 1

N 32° 59' 21" E a distance of 124.01 feet to a Point;

N 46° 20' 32" E a distance of 43.30 feet to a Point;


N 33° 01' 36" E a distance of 171.46 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=415.00 feet, Arc Length=209.52 feet, Chord Bearing = N 18° 30' 35" E and a Chord Distance of 207.30 feet, to a Point;

N 04° 02' 46" E a distance of 95.19 feet to a Point on the Southerly right of way of said Gembler Road, being N 89° 37' 59" E a distance of 20.22 feet from a Mag Nail Found;

THENCE N 89° 37' 59" E a distance of 218.82 feet along the Southerly right of way line of said Gembler Road to the **POINT OF BEGINNING** and containing 13.866 Acres of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

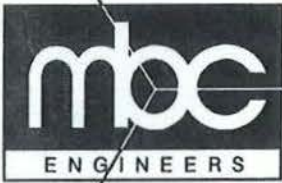
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: January 17, 2018
Job No: 31789-1570

Exhibit "A"



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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

BEING A 42.34 ACRE (1,844,452 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS; BEING IN NEW CITY BLOCK 10578, AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 42.34 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a TXDOT Brass Disc Found on the Northwesterly right of way line of Interstate Highway 10 East, a variable width public right of way, and being the Southwesterly corner of Lot 20, Block 2, New City Block 10578, Summer City Subdivision, according to plat recorded in Volume 9549, Pages 56-57, Deed and Plat Records, Bexar County, Texas;

THENCE S 53° 40' 07" W a distance of 450.69 feet, along the Northwesterly right of way line of said Interstate Highway 10 East, feet to a Point on the Northwesterly right of way line of said Interstate Highway 10 East, and being N 53° 40' 07" E a distance of 52.53 feet from a 1-inch Iron Pipe Found Marking the Southeasterly corner of a 5.001 Acre Tract of land described in Warranty Deed recorded in Volume 15161, Page 474, Official Public Records, Bexar County, Texas;

THENCE N 18° 28' 37" W a distance of 317.58 feet, departing the Northwesterly right of way line of said Interstate Highway 10 East, across said 84.59 Acre Tract, to a Point;

THENCE S 89° 34' 43" W a distance of 190.74 feet, to a Point;

THENCE S 00° 25' 17" E a distance of 50.00 feet, to a Point on the Southerly boundary line of said 84.59 Acre Tract, and being N 89° 34' 43" E a distance of 154.45 feet from a 1/2-inch Iron Rod Found marking the Northeasterly corner of said 5.001 Acre Tract;

THENCE along the Southerly boundary line of said 84.59 Acre Tract, S 89° 34' 43" W passing at a distance of 2082.94 feet a 1/2-Inch Iron Rod Found, a total distance of 2133.20 feet to a Point being the Southwesterly corner of said 84.59 Acre Tract;

THENCE the following calls following the Easterly boundary line of said 84.59 Acre Tract;

N 33° 54' 37" E a distance of 224.46 feet to a Point;

N 67° 36' 12" E a distance of 256.99 feet to a Point;

N 57° 14' 29" E a distance of 213.92 feet to a Point;

N 49° 38' 07" E a distance of 532.71 feet to a Point;

N 36° 05' 59" E a distance of 221.82 feet to a Point;

N 50° 52' 59" E a distance of 179.09 feet to a Point;

N 45° 00' 42" E a distance of 101.45 feet to a Point;

N 27° 47' 45" E a distance of 300.93 feet to a Point;

THENCE departing the Westerly boundary line of said 84.59 Acre Tract, the following calls across said 84.59 Acre Tract:

S 25° 03' 57" E a distance of 1055.15 feet to a Point;

N 71° 48' 42" E a distance of 403.03 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=100.00 feet, Arc Length=80.41 feet, Chord Bearing = N 48° 46' 31" E and a Chord Distance of 78.26 feet, to a Point;

N 25° 44' 19" E a distance of 81.94 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=125.00 feet, Arc Length=49.31 feet, Chord Bearing = N 14° 26' 18" E and a Chord Distance of 48.99 feet, to a Point;

N 69° 10' 06" E a distance of 22.25 feet to Point of curve to the left;

Along said curve to the left having the following parameters: Radius=227.00 feet, Arc Length=88.61 feet, Chord Bearing = N 07° 39' 10" W and a Chord Distance of 88.05 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=190.00 feet, Arc Length=52.14 feet, Chord Bearing = N 10° 58' 26" W and a Chord Distance of 51.98 feet, to a Point;

N 03° 06' 43" W a distance of 597.69 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=152.00 feet, Arc Length=118.97 feet, Chord Bearing = N 25° 32' 05" W and a Chord Distance of 115.96 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=123.00 feet, Arc Length=2.64 feet, Chord Bearing = N 47° 20' 30" W and a Chord Distance of 2.64 feet, to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=950.00 feet, Arc Length=20.87 feet, Chord Bearing = N 15° 24' 37" E and a Chord Distance of 20.87 feet, to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=105.00 feet, Arc Length=12.03 feet, Chord Bearing = S 44° 40' 34" E and a Chord Distance of 12.02 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=170.00 feet, Arc Length=133.06 feet, Chord Bearing = S 25° 32' 05" E and a Chord Distance of 129.69 feet, to a Point;

S 03° 06' 43" E a distance of 597.69 feet to a Point of curve to the left;



Along said curve to the left having the following parameters: Radius=172.00 feet, Arc Length=47.20 feet, Chord Bearing = S 10° 58' 26" E and a Chord Distance of 47.05 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=245.00 feet, Arc Length=79.53 feet, Chord Bearing = S 09° 32' 12" E and a Chord Distance of 79.18 feet, to a Point;

N 89° 38' 56" E a distance of 281.73 feet to a Point;

S 37° 13' 16" E a distance of 75.00 feet to a Point;

N 89° 38' 56" E a distance of 50.00 feet to a Point on the Easterly boundary line of said 84.59 Acre Tract, being S 00° 21' 04" W a distance of 1619.06 feet from a 1/2-Inch Iron Rod Found marking the Northeasterly corner of said 84.59 Acre Tract;

THENCE S 00° 21' 04" E a distance of 650.29 feet to the **POINT OF BEGINNING** and containing 42.34 Acres of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

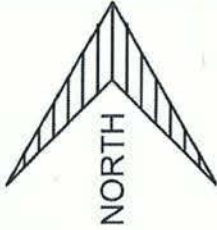
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



February 14, 2018
Job No: 31789-1570



SCALE: 1" = 400'



LEGEND

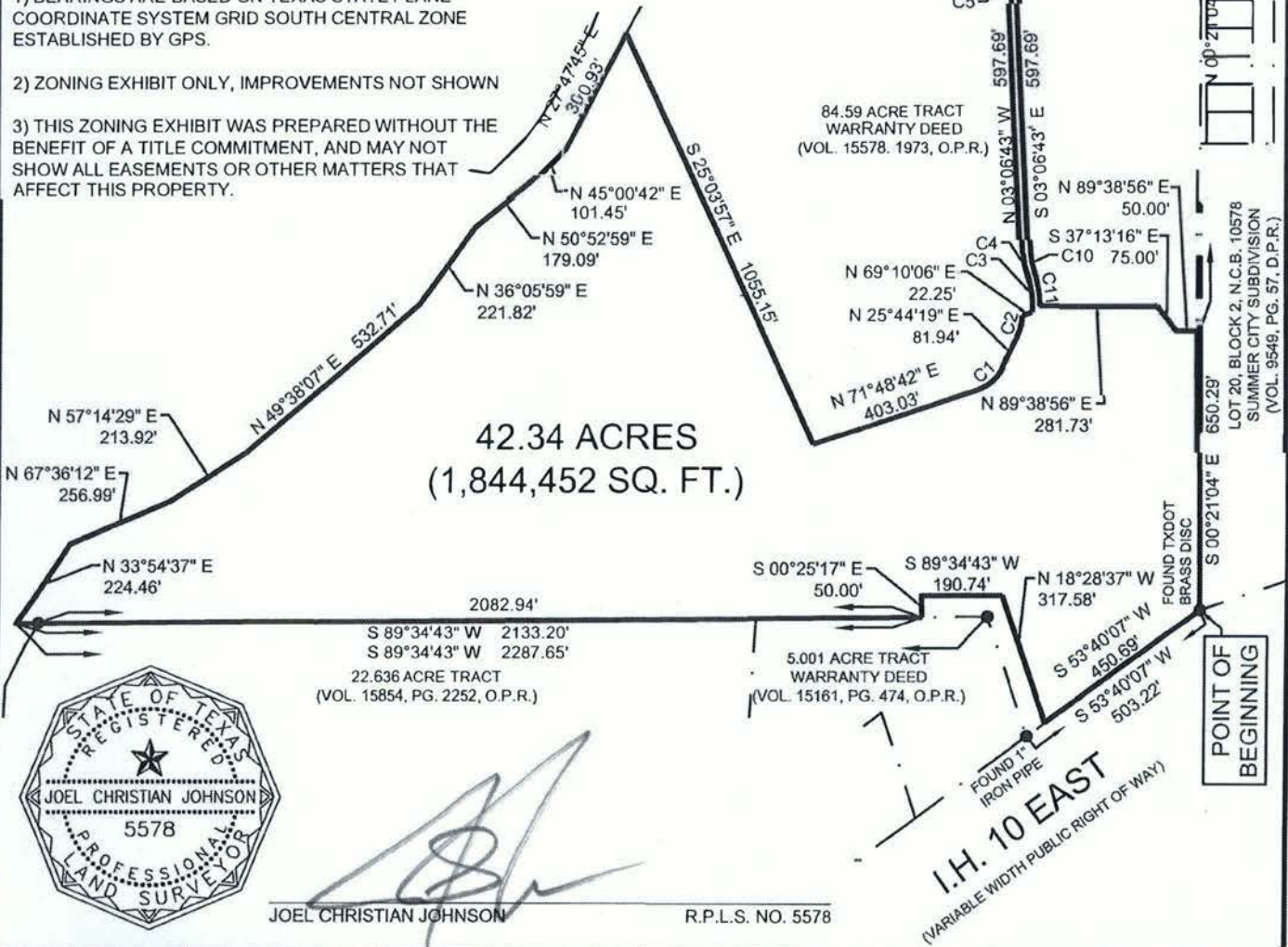
● 1/2" IRON ROD FOUND (UNLESS NOTED)

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	100.00'	80.41'	46°04'22"	N 48°46'31" E	78.26'
C2	125.00'	49.31'	22°36'02"	N 14°26'18" E	48.99'
C3	227.00'	88.61'	22°21'57"	N 07°39'10" W	88.05'
C4	190.00'	52.14'	15°43'26"	N 10°58'26" W	51.98'
C5	152.00'	118.97'	44°50'44"	N 25°32'05" W	115.96'
C6	123.00'	2.64'	1°13'53"	N 47°20'30" W	2.64'
C7	950.00'	20.87'	1°15'32"	N 15°24'37" E	20.87'
C8	105.00'	12.03'	6°33'46"	S 44°40'34" E	12.02'
C9	170.00'	133.06'	44°50'44"	S 25°32'05" E	129.69'
C10	172.00'	47.20'	15°43'26"	S 10°58'26" E	47.05'
C11	245.00'	79.53'	18°35'54"	S 09°32'12" E	79.18'

GEMBLER ROAD
(55' PUBLIC RIGHT OF WAY)

NOTES:

- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 2) ZONING EXHIBIT ONLY, IMPROVEMENTS NOT SHOWN
- 3) THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.



JOEL CHRISTIAN JOHNSON

R.P.L.S. NO. 5578



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ZONING EXHIBIT

BEING A 42.34 ACRE (1,844,452 SQUARE FEET) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS; BEING IN NEW CITY BLOCK 10578; AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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