

AN ORDINANCE 2017-09-21-0733

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 3.29 acres out of NCB 10847 from "C-3" General Commercial District to "R-4" 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 the 1<sup>st</sup> day of October 2017.

**PASSED AND APPROVED** this 21<sup>st</sup> day of September 2017.

  
**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-7 ( in consent vote: Z-2, Z-5, Z-6, Z-7, Z-8, P-3, Z-9, Z-12 )</b>						
<b>Date:</b>	09/21/2017						
<b>Time:</b>	02:21:46 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017178 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff and Zoning Commission recommend Approval. (Continued from September 7, 2017)						
<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				
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  
09/21/2017  
Item No. Z-7

# Exhibit "A"



FIELD NOTES  
FOR  
A 3.29 ACRE TRACT

A 3.29 acre tract of land situated in the City of San Antonio, New City Block 10847, out of the Adam Stafford Survey No. 49, Abstract 667 and being a portion of a 20.2003 acre tract of land, called Tract 1, a 0.5600 of an acre tract of land, called Tract 2 and a 0.0290 of an acre tract of land, called Tract 3, as conveyed to TAMIR ENTERPRISES LTD., of record in Volume 14718 Page 14 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the southwest right-of-way line of W.W. White Road, a variable width right-of-way, for the northeast corner of a 15.63 acre tract of land as conveyed to Michele Goodman of Record in Volume 10545 Page 1443 of the Official Public Records of Bexar County, Texas and for the southeast corner of the 0.5600 of an acre tract and the tract described herein;

**THENCE: S 89° 27' 29" W**, along and with the south line of the 0.5600 of acre tract, the north line of the 15.63 acre tract and the north line of a 32.328 acre tract of land as conveyed to IVES, INC., of record in Volume 3051 Page 335 of the Official Public Records of Bexar County, Texas, a distance of 775.96 feet to a point for the southwest corner of the tract described herein, from which a found Texas Department of Transportation Monument found in the east line of Loop 410, a variable width right-of-way, the northwest corner of the 32.328 acre tract and for the southwest corner of the 0.512 of an acre tract, bears S 89°27'29" W, a distance of 765.78 feet;

**THENCE:** into and across the 0.5600 of an acre tract, a 0.0290 and the 20.2003 acre tract the following four (4) courses:

- 1) N 46° 40' 05" E, a distance of 389.29 feet to a point for the northwest corner of the tract described herein,
- 2) N 73° 15' 17" E, a distance of 141.65 feet to a point for an exterior corner of the tract described herein, and
- 3) N 88° 36' 05" E, a distance of 111.22 feet to a point in the southwest right-of-way line of W.W. White Road, a variable width right-of-way and in the northeast line of the 20.2003 acre tract and for the northeast corner of the tract described herein;

**THENCE: S 35° 23' 46" E**, along and with the southwest right-of-way line of W. W. White Road and the northeast line of the 20.2003 acre tract, a distance of 336.76 feet to a point for an interior corner of the tract described herein;

**THENCE: S 60° 27' 59" E**, contouring along and with southwest right-of-way line of W.W. White Road and the northeast line of the 20.2003 acre tract, a distance of 58.46 feet to the **POINT OF BEGINNING** and containing 3.29 acres or 143,304 square feet, more or less, in the City of San Antonio, Bexar County, Texas.

"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.: 13-153  
Prepared by: KFW Surveying  
Date: May 11, 2017  
File: S:\Draw 2013\13-153 1000 W.W. WHITE ROAD\DOCS\FN 3.29 ACRES - Z

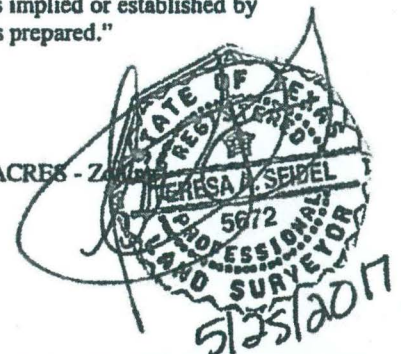


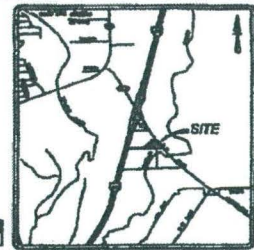
Exhibit "A"



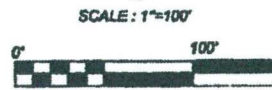
**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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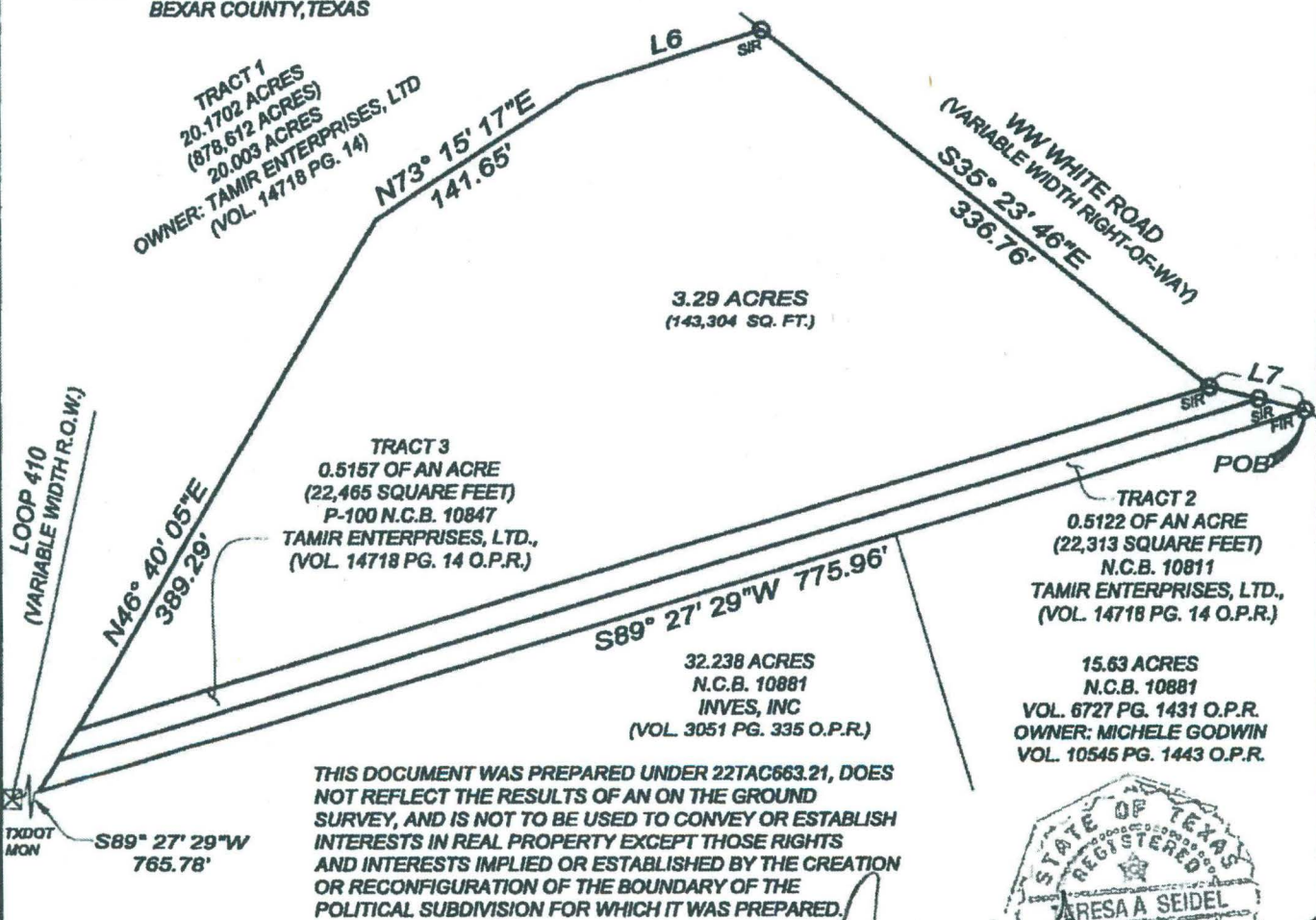
LOCATION MAP NOT-TO-SCALE



**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Line Table		
LINE #	LENGTH	DIRECTION
L6	111.22'	N88°36'05"E
L7	58.48'	S60°27'59"E



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.



TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 05/23/2017  
PROJECT NO.: 13-153

Exhibit "A"  
ZONING EXHIBIT OF

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12900 PARK 20 CIRCLE, SUITE 100 MC COMB, TX 78750 PHONE: 512-526-6262, FAX: 512-526-6263



A 3.29 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 10847, OUT OF THE ADAM STAFFORD SURVEY NO. 48, ABSTRACT 667 AND BEING A PORTION OF A 20.2003 ACRE TRACT OF LAND, CALLED TRACT 1, A 0.5690 OF AN ACRE TRACT OF LAND, CALLED TRACT 2 AND A 0.0290 OF AN ACRE TRACT OF LAND, CALLED TRACT 3 AS CONVEYED TO TAMIR ENTERPRISES LTD., OF RECORD IN VOLUME 14718 PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REVISIONS	ISSUE DATE

JOB NO. 13-153  
DATE: 05/23/2017  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON PAPER HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.