

AN ORDINANCE 2016-10-06-0776

**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 7.595 acre of land out of NCB 10675 from "R-5" Residential Single Family District and "MF-25" Multi-Family District to "C-3" General Commercial District.

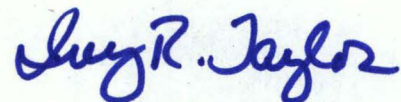
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 16, 2016.

PASSED AND APPROVED this 6th day of October 2016.




M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for
City Attorney

Agenda Item:	Z-3 (in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-4, Z-8, Z-9)						
Date:	10/06/2016						
Time:	02:10:56 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016219 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16062)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2	x					
Rebecca Viagran	District 3	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				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				x

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 7.595 acre, or 330,831 square feet more or less, tract of land out of that 60.682 acre tract described in deed to Alsbury Crossing Ltd. recorded in Volume 11796, Pages 2284-2291 of the Official Public Records of Real Property of Bexar County, Texas and out of the Guillermo Nunez Survey 151, Abstract 548, County Block 5096, now in New City Block 10675 of the City of San Antonio, Bexar County, Texas. Said 7.595 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING at a found iron rod with cap marked "CDS-Muery" on the west line of said 60.682 acre tract at the northwest corner of a 9.331 acre tract out of said 60.682 acres, said 9.331 acre tract being a part of the Linear Parkway of the City of San Antonio along the Salado Creek watercourse and recorded in Volume 13716, Pages 1492-1501 of the Official Public Records of Real Property of Bexar County, Texas, on the southeast line of Interstate Highway 10;

THENCE: N 20°10'50" E, with the west line of said 60.682 acre tract and southeast line of said Interstate Highway 10 a distance of 231.85 feet to a found iron rod with cap marked "Castella at a found Texas Department of Transportation Type II marker for an angle of said Highway and said 60.682 acre tract;

THENCE: N 31°41'37" E, with said line a distance of 719.64 feet to the POINT OF BEGINNING and southwest corner of the herein described tract, at North 13,700,812.20 and East 2,151,770.15 feet of said coordinate system;

THENCE: N 31°41'37" E, continuing with said line a distance of 164.06 feet to a point;

THENCE: Departing said line and over an across said tract with the current division line between property currently zoned C3 and the zoning defined as R-5 the following bearings and distances:

N 89°21'56" E, a distance of 621.48 feet to a point;

N 00°38'04" W, a distance of 500.00 feet to a point;

THENCE: Between property currently zoned C3 and the zoning defined as MF-25 the following bearings and distances:

N 36°44'18" E, a distance of 220.00 feet to a point;

N 42°58'21" E, a distance of 31.03 feet to a point;

THENCE: Departing said line and continuing over and across said 60.682 acre tract the following bearings and distances:

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

EXHIBIT "A"

Z2016219

Childsafe
7.595 Acres -Rezoning
Job No:8167-03

Along a non-tangent curve to the right, said curve having a radial bearing of S 70°27'56" W, a radius of 470.00 feet, a central angle of 20°51'05", a chord bearing and distance of S 09°06'31" E, 170.10 feet, for an arc length of 171.04 feet to a point;

Along a non-tangent curve to the right, said curve having a radial bearing of N 88°16'16" W, a radius of 15.00 feet, a central angle of 50°38'59", a chord bearing and distance of S 27°03'14" W, 12.83 feet, for an arc length of 13.26 feet to a point;

Along a non-tangent curve to the left, said curve having a radial bearing of S 37°13'22" E, a radius of 60.00 feet, a central angle of 23°13'40", a chord bearing and distance of S 41°09'49" W, 24.16 feet, for an arc length of 24.32 feet to a point on a south line of said 60.682 acre tract and on a north line of Lot 1 of the Wheatley Heights Sports park – North, as recorded in Volume 9621, Page 115 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 89°33'01" W, with said line a distance of 97.94 feet to a found mag nail at the northwest corner of said Lot 1, and a reentrant corner of said 60.682 acre tract;

THENCE: S 00°38'04" E, with the west line of said Lot 1 and the line of said 60.682 acre tract a distance of 1109.70 feet to a point;

THENCE: N 59°09'03" W, departing said line and over and across said 60.682 acre tract a distance of 901.99 feet to the POINT OF BEGINNING, and containing 7.595 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8167-03 by Pape-Dawson Engineers, Inc.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 26, 2016.
JOB NO. 8167-03
DOC. ID. N:\CIVIL\8167-03\WORD\8167-03-Zoning 7.595 Acres.docx

