

AN ORDINANCE **2016-10-06-0780**

**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 4.698 acres out of CB 4471 AND CB 4470 also known as NCB 34470 and NCB 34471 from "DR" Development Reserve District to "C-2" 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.

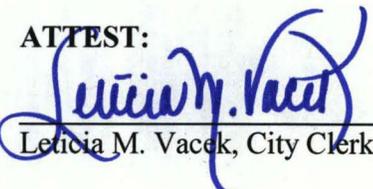
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 - 491.

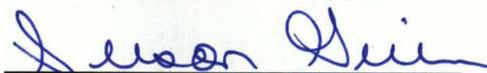
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective 16<sup>th</sup> day of October 2016.

**PASSED AND APPROVED** this 6<sup>th</sup> day of October 2016.

  
**M A Y O R**  
Ivy R. Taylor

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Susan Stein  
City Attorney

<b>Agenda Item:</b>	<b>Z-8 ( in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-4, Z-8, Z-9 )</b>						
<b>Date:</b>	10/06/2016						
<b>Time:</b>	02:10:56 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016220 (Council District 7): An Ordinance amending the Zoning District Boundary from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun Road. Staff and Zoning Commission recommend Approval.						
<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>
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  
FOR RE-ZONING**

A 4.698 Acres (204,642.63 square feet) tract of land, situated in Bexar County, Texas, out of the Thomas S. Tatum Survey No. 219, Abstract No. 756, County Block 4471, the John P. Miller Survey No. 221-1/2, Abstract No. 861, County Block 4470, containing a portion of Spiller Road (unimproved), City of San Antonio, Bexar County, Texas, closed, vacated and abandoned by City Ordinance recorded in Volume 15295, Page 2312, Official Public Records of Bexar County, Texas, and the remaining portion of a 2.797 Acre tract of land recorded in Volume 12436, Page 1287, of said Official Public Records of Bexar County, Texas. County Block 4471 and 4470 is also New City Block 34471 and 34470 per City of San Antonio. Said 4.698 Acres being more particularly described as follows:

**BEGINNING:** at a ½" iron pin found in the North Right of Way Line of Braun Road, at the westerly corner of a 0.094 Acre tract of land recorded in Volume 15332, Page 219, of said Official Public Records of Bexar County, Texas, for the Southwest corner of this tract;

**THENCE:** N 24°30'25" E, departing from the North Right of Way Line of said Braun Road, and following along the westerly line of said 0.094 Acres tract and the easterly line of Lantana Oaks Subdivision, recorded in Volume 9654, Pages 55-56, Deed and Plat Records of Bexar County, Texas, a distance of 588.99 feet, to a ½" iron pin found in the South line of a Variable Width Drainage right-of-way, Laurel Canyon Subdivision, Unit 4, recorded in Volume 9591, Page 93, of said Deed and Plat Records of Bexar County, Texas, for the Northwest corner of this tract;

**THENCE:** S 68°25'20" E, along the South line of said Laurel Canyon Subdivision, Unit 4, a distance of 267.35 feet, to a ½" iron pin found in the South line of a Variable Width Drainage right-of-way, Laurel Canyon Subdivision, Unit 2, recorded in Volume 9568, Page 186, of said Deed and Plat Records of Bexar County, Texas, for an angle point;

**THENCE:** S 65°14'37" E (Bearing of Reference), along the South line of said Laurel Canyon Subdivision, Unit 2, a distance of 599.27 feet, to a ½" iron pin found in the South line of Lot 10, Block 12, New City Block 15663, of said Laurel Canyon Subdivision, Unit 2, for the East corner of this tract;

**THENCE:** S 84°40'43" W, along the North Right of Way Line of said Braun Road and East Line of said closed and abandoned Spiller Road, a distance of 114.74 feet, to a ½" iron pin found in the East corner of a 0.60 acres tract conveyed to Bexar County for Braun Road street widening, recorded in Volume 15332, Page 214, of said Official Public Records of Bexar County, Texas, for an angle point;

**THENCE:** N 65°18'38" W, along the current North Right of Way Line of said Braun Road and the North line of said 0.60 acres tract, a distance of 10.12 feet, to a ½" iron pin found in a non-tangent curve to the Left, for an angle point;

**THENCE:** along the current North Right of Way Line of said Braun Road and the North line of said 0.60 acres tract, along said curve to the Left an arc distance of 853.06 feet, with a radius of 1,475.40 feet, having a central angle of 33°07'40", and a chord of 841.22 feet bearing S 80°41'14" W to a ½" iron pin found at the point of tangency;

**THENCE:** S 64°07'24" W, along the current North Right of Way Line of said Braun Road and the North line of said 0.60 acres tract, a distance of 11.64 feet, to a ½" iron pin found, for an angle point;

**THENCE:** S 24°30'23" W, along the current North Right of Way Line of said Braun Road, a distance of 4.70 feet, to a ½" iron pin found at the West corner of said 0.60 acres tract, for an angle point;

**THENCE:** S 63°57'22" W, along the North Right of Way Line of said Braun Road and South Line of said closed and abandoned Spiller Road, a distance of 79.16 feet, to the **POINT OF BEGINNING**, and containing 4.698 Acres, more or less.



*Sia Sayyadi*  
Sia Sayyadi, R.P.L.S.  
July 21, 2016

EXHIBIT "A"