

AN ORDINANCE **2016-12-01-0929**

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 15.83 acres out of NCB 10615 from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family Residential District.

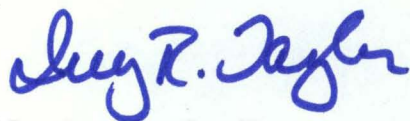
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

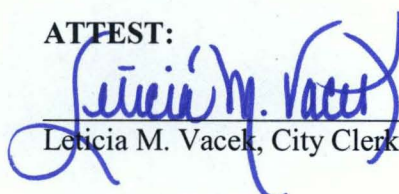
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective the 10th day of December 2016.

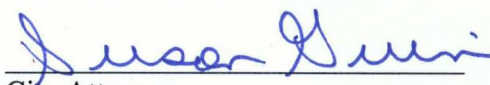
PASSED AND APPROVED this 1st day of December 2016.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for City Attorney

Agenda Item:	Z-4 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016257 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16075)						
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 A
15.830 ACRE TRACT OF LAND

Being 15.830 acres of land out of the Julian Diaz Survey No. 133 1/2, Abstract No. 190, situated in the City of San Antonio, Bexar County, Texas, and being out of Lot A-18 and Lot A-19, N.C.B. 10615, and being a portion of that certain 26.382 acre tract of land as described in Volume 17598, Page 1782 of the Official Public Records of Bexar County, Texas, and said 15.830 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the Northerly right-of-way line of Lord Road (50' ROW), being the Southeasterly corner of Lot A 41, conveyed to Robert Gomez in Volume 10105, Page 1858 of the Deed Records of Bexar County, Texas, and being the Southwesterly corner of this herein described 15.830 acre tract of land;

THENCE with the Easterly line of said Lot A-41, N 01° 02' 25" W a distance of 409.82 feet to a 1/2" iron pin with cap found for the Northeasterly corner of said Lot A-41, and being an interior corner of this herein described 15.830 acre tract of land;

THENCE with the Northerly line of said Lot A-41, and continuing along the Northerly line of Lot A-40, conveyed to Rose Polk in Volume 8165, Page 221 in the Official Public Records of Bexar County, Texas, Lot A-39, as conveyed to Kellie Dwyer in Volume 13625, Page 1943 in the Official Public Records of Bexar County, Texas, Lot A-38, as conveyed to Ann Ramirez Flores in Volume 10417, Page 559 in the Official Public Records of Bexar County, Texas, a portion of Lot A-37, as conveyed to Rachel Jones in Volume 7473, Page 286 in the Official Public Records of Bexar County, Texas, and Lot 75, recorded as St. Benedicts Church in Volume 9539, Page 82 of the Deed and Plat Records of Bexar County, Texas, S 89° 48' 43" W a distance of 1224.16 feet to an iron pin with cap stamped "DAM #5348 PROP. COR." Set along the Northerly line of said Lot 75, and being a Westerly corner of this herein described 15.830 acre tract of land;

THENCE departing the Northerly line of said Lot 75, and across and through said 26.382 acre tract of land, N 00° 00' 00" W a distance of 440.70 feet to a 1/2" iron pin with cap stamped "DAM #5348 PROP. COR." set for a point along the Southerly line of a 100 foot Drainage Right-of-way as described in Volume 4873, Page 587-593 of the Official Public Records, Bexar County, Texas,

THENCE with the Southerly line of said 100 foot Drainage Right-of-way, N 89° 49' 52" E a distance of 1398.98 feet to a 1/2" iron pin with cap found for the Northwesterly corner of a 4.655 acre tract of land as conveyed to San Antonio ISD in Volume 7214, Page 830 of the Official Public Records of Bexar County, Texas, and being the Northeasterly corner of this herein described 15.830 acre tract of land;

THENCE with the Westerly line of said 4.655 acre tract, S 00° 10' 54" E a distance of 238.07 feet to a 1/2" iron pin with cap and the beginning of a non-tangent curve to the right;

THENCE continuing along the Westerly line of said 4.655 acre tract and with said non-tangent curve to the right, having a Radius of 60.00, an Arc Length of 116.35 feet, a Delta angle of 111° 06' 11", a Tangent length of 87.47, and a Chord Bearing and Distance of S 04° 21' 05" E, 98.96 feet to a 1/2" iron pin with cap found in the Westerly line of a 1.629 acre tract of land conveyed to San Antonio ISD in Volume 7214, Page 826 of the Official Public Records of Bexar County, Texas, and the beginning of a reverse curve to the left;

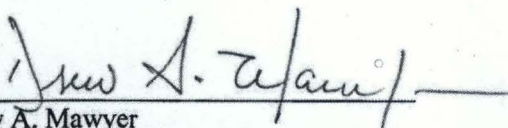
THENCE with said reverse curve to the left, having a Radius of 20.00, an Arc Length of 17.86 feet, a Delta angle of $51^{\circ} 09' 20''$, a Tangent length of 9.57, and a Chord Bearing and Distance of $S 24^{\circ} 49' 49'' W$, 17.27 feet to a $\frac{1}{2}$ " iron pin with cap stamped "DAM #5348 PROP. COR." Set along the Westerly line of said 1.629 acre tract of land;

THENCE with the Westerly line of said 1.629 acre tract of land, and continuing along the Westerly line of the remainder of 7.564 acre tract of land, conveyed to San Antonio ISD in Volume 5031, Page 486 of the Official Public records of Bexar County, Texas, $S 00^{\circ} 09' 56'' E$ a distance of 497.75 feet to a found iron pin with cap being a point on the Northerly right-of-way line of Lord Road, and being the Southeasterly corner of this herein described 15.830 acre tract of land;

THENCE with the Northerly right-of-way line of Lord Road, $S 89^{\circ} 52' 21'' W$ a distance of 169.83 feet to the POINT OF BEGINNING and containing 15.830 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Surveyed on the ground this the 5th day of August, 2016.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell, New Braunfels, TX 78130
PMS024 - 15.830 AC MB

