

AN ORDINANCE 2018-04-12-0276

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 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450) from "R-6" Residential Single-Family District to "C-2" Commercial District.

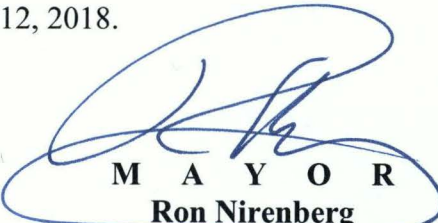
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

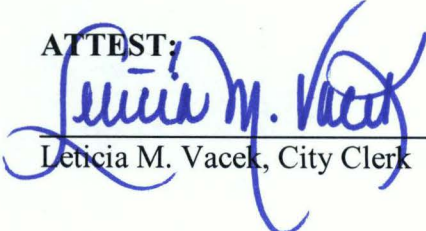
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective May 12, 2018.

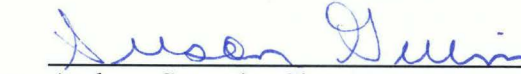
**PASSED AND APPROVED** this 12<sup>th</sup> day of April 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19A, 19B, 20, Z-1, Z-2, 21, Z-3 )</b>						
<b>Date:</b>	04/12/2018						
<b>Time:</b>	09:21:34 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018132 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm 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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			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				
Clayton H. Perry	District 10		x				

SG/lj  
04/12/2018  
Item No. Z-2

# **Exhibit “A”**



**Z2018132**



**FIELD NOTE  
FOR  
A 14.9 ACRE TRACT**

A **14.9 acre** tract of land situated in Bexar County, Texas, out of the Manuel Martinez Y Musquiz Survey No. 80 Abstract 467, County Block 4450, New City Block (NCB) 18297, a portion of a 20.98 acre tract of land as conveyed to AZTX Properties, Ltd., of record in Volume 15247 Page 196 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found Texas Department of Transportation Monument Type II at the intersection of the northeast right-of-way line of Culebra Road, a variable width right-of-way, with the southeast right of way line of Kallison Lane, a 20 foot wide right-of-way of record in Volume 407 Page 567 of the Real Property Records of Bexar County, Texas, for the southwest corner of the 20.98 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod for the southeast corner of a remaining portion of a 318.3 acre tract of land as conveyed to Continental Homes of Texas, LP., of record in Volume 9617 Page 218, of the Deed and Plat Records of Bexar County, Texas, bears N 66° 51' 37" W, a distance of 20.11 feet;

**THENCE:** N 24° 06' 27" E, along and with the southeast right-of-way line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of **411.40 feet** to a point in the approximate San Antonio City Limit line, for the northwest corner of the tract described herein;

**THENCE:** S 66° 16' 29" E, into and across the 20.98 acre tract of land and along and with the approximate San Antonio City Limit line, a distance of **1,585.94 feet** to a point in the northwest right-of-way line of Galm Road, an 86 foot right-of-way and the southeast line of the 20.98 acre tract, for the northeast corner of the tract described herein, from which a found MAG Nail with a washer stamped "M.W. CUDE" in the northwest right-of-way line of Galm Road and for the southeast corner of the Remuda Ranch South Unit 4, a subdivision plat of record in Volume 9699, Pages 170-171, of the Deed and Plat Records of Bexar County Texas, and the northeast corner of the 20.98 acre tract bears N 24° 12' 27" E, a distance of 160.90 feet;

**THENCE:** S 24° 14' 36" W, along and with the southeast line of the 20.98 acre tract and the northwest right-of-way line of Galm Road, a distance of **378.17 feet**, to a found  $\frac{1}{2}$ " iron rod for a cutback at the intersection of Galm Road with Culebra Road and a southeast corner of the 20.98 acre tract and the tract described herein;

**THENCE:** S 69° 11' 10" W, along and with the cutback right-of-way line of Galm Road with Culebra Road and the southeast line of the 20.98 acre tract, a distance of **46.38 feet** to a found  $\frac{1}{2}$ " iron rod for a southeast corner of the 20.98 acre tract and the tract described herein;

**THENCE:** N 66° 18' 02" W, along and with the northeast right-of-way line of Culebra Road and the southwest line of the 20.98 acre tract, a distance of **1,552.21 feet** to the **POINT OF BEGINNING** and containing **14.9 acres** or 651,139 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.: 17-125  
Prepared by: KFW Surveying  
Date: October 27, 2017  
File: S:\Draw 2017\17-125 NWC Culebra Road and Galm Road\ FN 5.9 ACRES - Zoning

Exhibit "A"

