

ORDINANCE 2021-06-17-0504

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 3.859 acres out of NCB 14614 from "C-3NA" General Commercial Nonalcoholic Sales District to "MF-33" Multi-Family District.

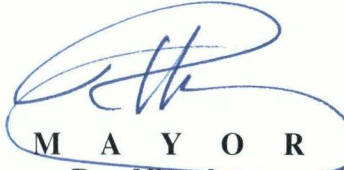
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 27, 2021.


PASSED AND APPROVED this 17th day of June, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

June 17, 2021

Item: Z-16

File Number: 21-4252

Enactment Number:

2021-06-17-0504

ZONING CASE Z-2021-10700073 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District to "MF-33" Multi-Family District on 3.859 acres out of NCB 14614, generally located in the 8900 block of North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600019)

Councilmember Ana E. Sandoval made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Abstain: 1 Bravo

SG
06/17/2021
Item No. Z-16

Exhibit “A”

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 3.859 acre, or 168,096 square feet more or less, tract of land being a portion of that Lot 1, Block 21, South Hausman 1604, recorded in Volume 9704, Pages 61-62 of the Deed and Plat Records of Bexar County, Texas, conveyed to East Park Apartments, LLC in deed recorded in Volume 15695, Page 613 of the Official Public Records of Bexar County, Texas, in New City Block 14614 of the City of San Antonio, Bexar County, Texas. Said 3.859 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 point on the south right-of-way line of North Loop 1604, a variable width right-of-way, at the north corner of said Lot 1, same being the northwest corner of Lot 2, Block 21, of said South Hausman 1604;

THENCE: Along and with the east line of said Lot 1, same being the west line of said Lot 2, a common line, the following bearings and distances:

S 22°14'51" E, a distance of 402.42 feet to a point;

S 00°10'55" E, continuing along said common line, a distance of 390.02 feet to a point;

THENCE: Departing said common line, over and across said Lot 1, the following bearing and distances:

S 87°01'47" W, a distance of 54.62 feet to the POINT OF BEGINNING of the herein described tract;

S 01°58'35" E, a distance of 393.12 feet to a point;

S 36°34'49" E, a distance of 71.05 feet to a point on said common line;

THENCE: S 00°10'55" E, continuing along and with said common line, a distance of 22.99 feet to a point;

THENCE: Departing said common line, along and with a parcel zoned "C-1" "ERZD", over and across said Lot 1 the following courses:

S 46°10'42" W, a distance of 94.64 feet to a point;

Exhibit "A"

N 89°09'05" W, a distance of 247.39 feet to a point;

N 27°25'37" W, a distance of 115.58 feet to a point;

N 05°35'31" E, a distance of 121.69 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 706.57 feet, a central angle of 20°09'31", a chord bearing and distance of N 04°22'50" W, 247.31 feet, for an arc length of 248.59 feet to a point;

N 40°30'54" W, a distance of 60.33 feet to a point on the southerly line of a parcel zoned "C-3NA";

THENCE: N 87°01'47" E, along and with said southerly line, a distance of 359.62 feet to the POINT OF BEGINNING and containing 3.859 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12266-00 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:	March 19, 2021
REVISED:	April 27, 2021
JOB NO.	12266-00
DOC. ID.	CIVIL\12266-00\Word\12266-00 FNZN 3.859AC.docx

