

AN ORDINANCE 2009-06-04-0478

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 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 3.746 acres out of Block 1, NCB 7423 from "R-6" Residential Single-Family District to "MF-25" 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 Planning and 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.

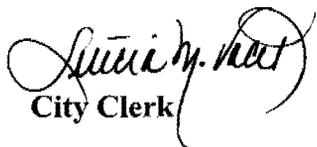
SECTION 5. This ordinance shall become effective June 14, 2009.

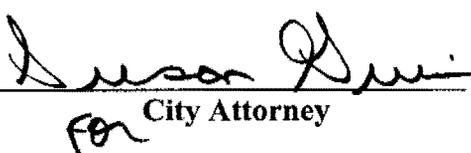
PASSED AND APPROVED this 4th day of June, 2009.



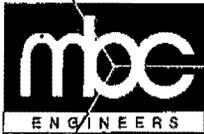
M A Y O R

JULIÁN CASTRO

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

<b>Agenda Item:</b>	<b>Z-5</b>						
<b>Date:</b>	06/04/2009						
<b>Time:</b>	03:02:40 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2009086 (District 6): An Ordinance amending the Zoning District Boundary from R-6" Residential Single-Family District to "MF-25" Multi-Family District on 3.746 acres out of Block 1, NCB 7423 located at the 400 Block of Jesse Street. Staff and Zoning Commission recommends 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>
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1	x					
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5	x					
Ray Lopez	District 6		x			x	
Justin Rodriguez	District 7		x				x
Diane G. Cibrian	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF

A 3.746 ACRE (163,170 SQUARE FEET) TRACT OF LAND AS RECORDED IN VOLUME 6675 PAGE 629 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ALSO BEING A PORTION OF BLOCK 1, VILLA CORONA SUBDIVISION IN THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 1625, PAGE 281, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

**BEGINNING:** At a set ½" iron rod and cap "MBC" at the northwest intersection of the north right-of-way line of Jesse St. (a 50 foot public right-of-way) and the west right-of-way line of SW 39<sup>th</sup> St. (a 50 foot public right-of-way) (Plat Reference: Volume 1625, Page 281) said iron rod also marks the southeast corner of this tract, from which a found ½" iron rod bears N 44° 50'14" W, 2.51 feet;

**THENCE:** S 83°43'46" W, 656.80 feet, along and with the north right-of-way line of said Jesse St., to a set ½" iron rod and cap "MBC" at the northeast intersection of the north right-of-way line of said Jesse St. and the east right-of-way line of SW 40<sup>th</sup> St. (a 40 foot public right-of-way) (Plat Reference: Volume 1625, Page 281), said iron rod also marks the southwest corner of this tract;

**THENCE:** N 06°16'14" W, 250.00 feet, along and with the east right-of-way line of said SW 40<sup>th</sup> St., to a set ½" iron rod and cap "MBC" at the southeast intersection of the south right-of-way line of Joe Blanks (a 50 foot public right-of-way) (Plat Reference: Volume 1625, Page 281) and the east right-of-way line of said SW 40<sup>th</sup> street, said iron rod marks the northwest corner of this tract;

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ROBERT A. COPELAND, P.E. (inactive) • ROBERT A. LIESMAN, P.E.  
SAMUEL B. BLEDSOE, III, P.E. • DAVID L. ALLEN, P.E. • ROBERT A. COPELAND, JR., P.E.

**EXHIBIT A**

Z2009086

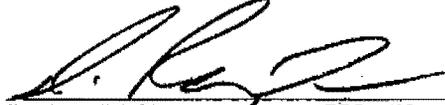
THENCE: N 83°43'46" E, 628.85 feet, along and with the south right-of-way line of said Joe Blanks, to a set ½" iron rod and cap "MBC" at the point of curvature of a curve to the right, from which a found ½" iron rod bears N 58°56'31" W, 3.02 feet;

THENCE: 7.34 feet, along and with said curve to the right, having a radius of 6.00 feet, a central angle of 70°08'17", a chord bearing and distance S 61°12'05" E, 6.89 feet, to a set ½" iron rod and cap "MBC" at the point of compound curvature of a curve to the right, said iron rod being in the west right-of-way line of said SW 39<sup>th</sup> St., from which a found ½" iron rod bears N 57°55'33" W, 3.05 feet;

THENCE: 130.00 feet, along and with the west right-of-way line of said SW 39<sup>th</sup> St. and said curve, having a radius of 375.00 feet, a central angle of 19°51'43", a chord bearing and distance of S 16°12'06" E, 129.35 feet, to a set ½" iron rod and cap "MBC" at the point of tangency of the herein described curve;

THENCE: S 06°16'14" E, 118.63 feet, along and with the west right-of-way line of said SW 39<sup>th</sup> St., to the POINT OF BEGINNING of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Assoc., Inc., of which a survey map has been prepared.

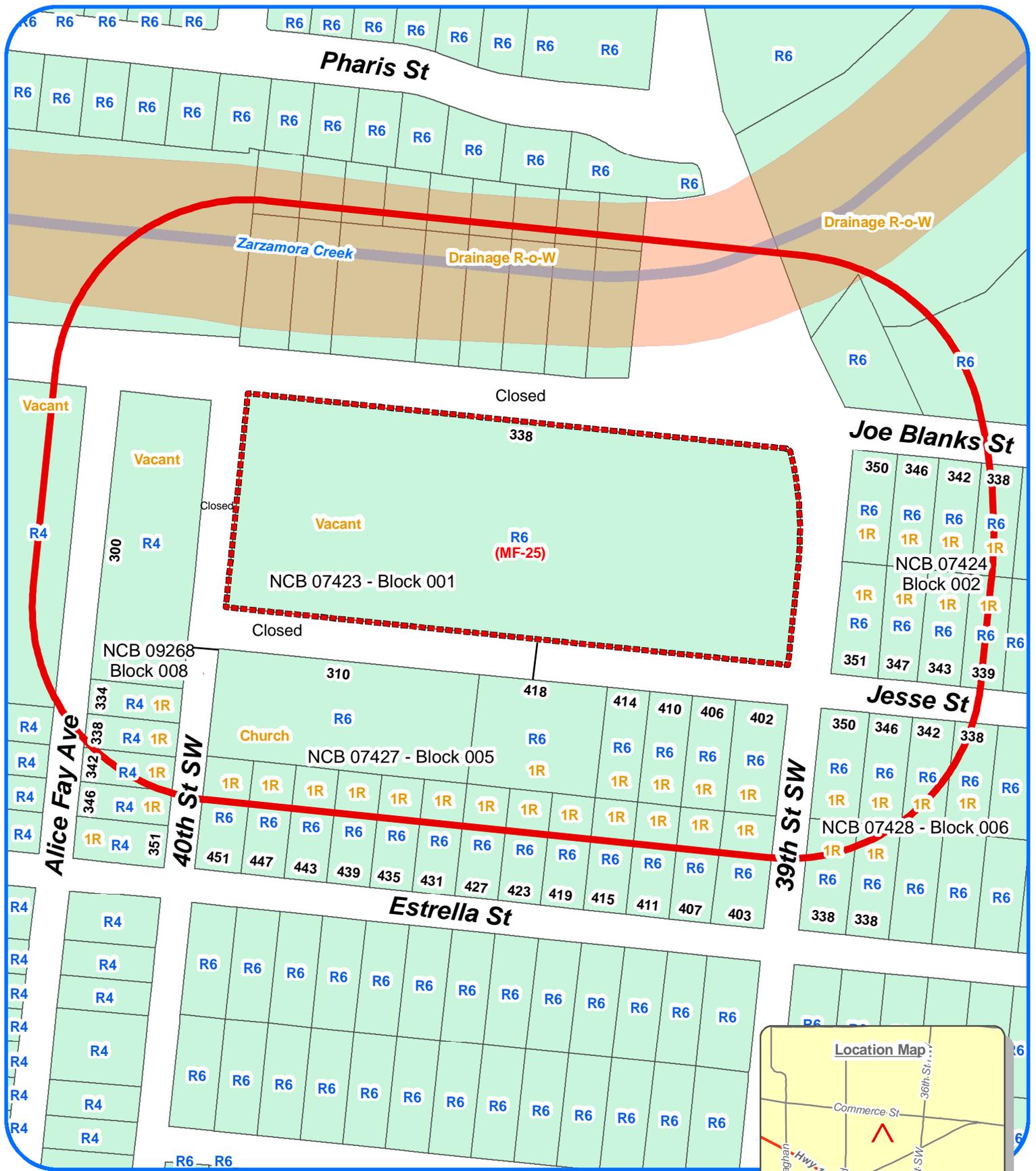
  
I. RAY INMAN REG. NO. 4496  
REGISTERED PROFESSIONAL LAND SURVEYOR

29765-1070  
September 20, 2007  
IRI/BCG/yd

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# Zoning Case Notification Plan

## Case Z-2009-086

Council District 6  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 07423 - Block 001 - 3.746 Acre Tract

### Legend

- Subject Property  (3.746 Acres)
- 200' Notification Buffer
- Current Zoning  R6
- Requested Zoning Change  (MF-25)
- 100-Year FEMA Floodplain



**AFFIDAVIT OF PUBLICATION**

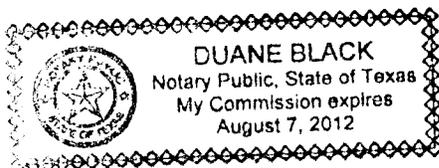
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, deposes and says that she is the Publisher of ***The Hart Beat***; that said newspaper is generally circulated in San Antonio, Bexar County, Texas; that the attached notice was published in said newspaper on the following date(s):

**June 8, 2009**

Subscribed and sworn to before me this 8th day of June, 2009, to certify which witness my hand and seal of office.



*Helen I. Lutz, Publisher*



*Notary Public in and for the State of Texas*

Duane Black

*Name of Notary*

*My commission expires August 7, 2012*

**PUBLIC NOTICE**

**AN ORDINANCE  
2009-06-04-0478**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.746 acres out of Block 1, NCB 7423 TO WIT: From "R-6" Residential Single-Family District to "MF-25" Multi-Family District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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