

AN ORDINANCE 2008-02-21-0150

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 107.499 acre tract of land out of CB 4191 from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District on 88.480 acres out of CB 4191 and "C-2" Commercial District on 19.019 acres out of CB 4191.

**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 on March 2, 2008.

**PASSED AND APPROVED** this 21st day of February 2008.

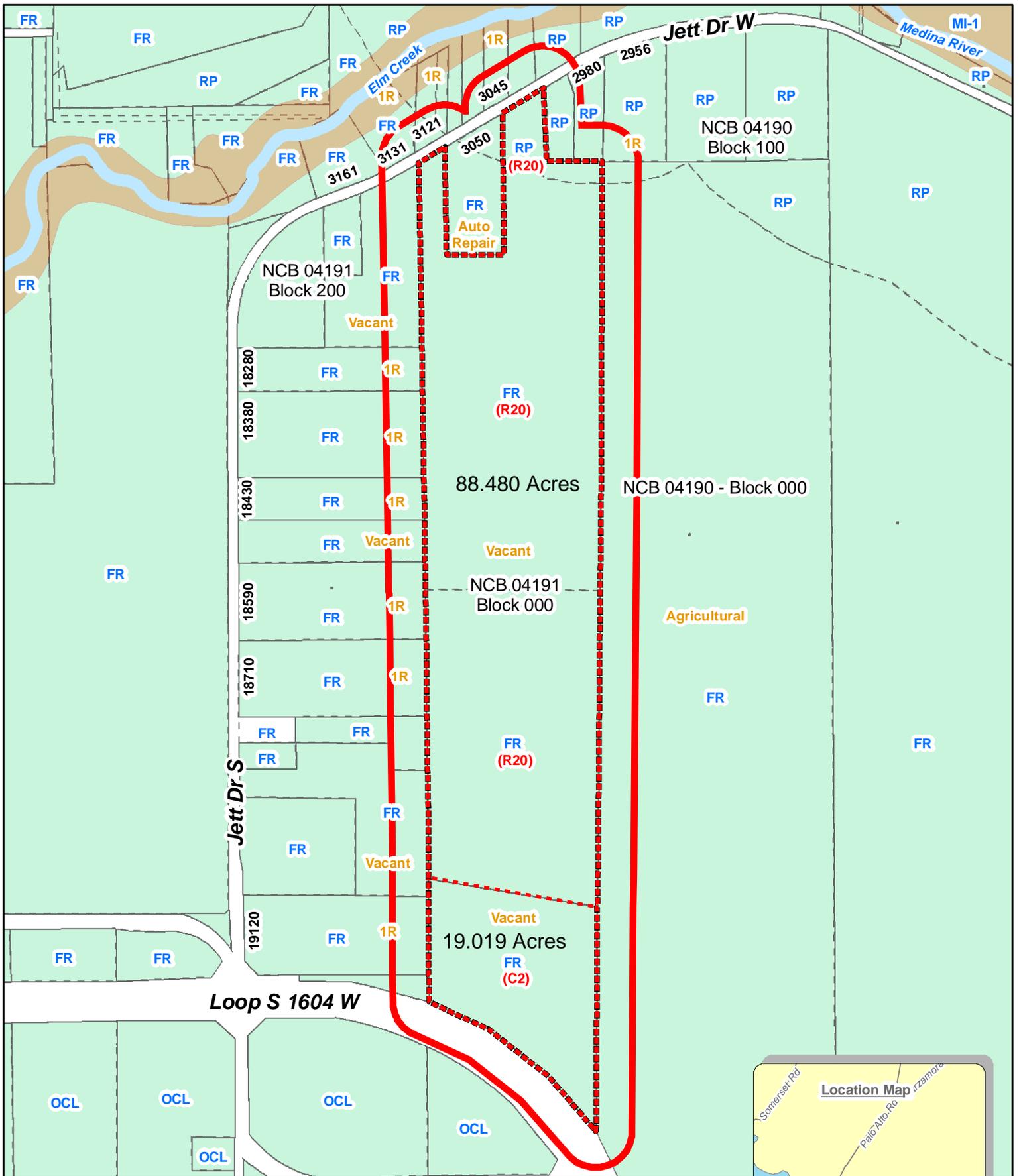
*Margaret P. Cisneros / FOR*

**M A Y O R  
PHIL HARDBERGER**

ATTEST: *Leticia Y. Reed*  
City Clerk

APPROVED AS TO FORM: *Rosario Luna*  
For City Attorney

<b>Agenda Item:</b>	<b>Z-5</b>						
<b>Date:</b>	02/21/2008						
<b>Time:</b>	06:37:36 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2007256 (District 4): An Ordinance changing the zoning district boundary from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District (88.480 acres) and "C-2" Commercial District (19.019 acres) all on 107.499 acre tract of land out of CB 4191, 3000 Block of West Jett Road and Southwest Loop 1604 as requested by Earl & Associates, P.C., Applicant for Hold'em Investments, LP, Owner. Staff and Zoning Commission recommend Denial.						
<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>
Phil Hardberger	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			x	
Lourdes Galvan	District 5		x				x
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10	x					



## Zoning Case Notification Plan

# Case Z-2007-256

Council District 4

Scale: 1" approx. = 700'

Subject Property Legal Description(s): Parcels P-32 and P-32D - CB 04191 - Abstract 823



### Legend

- Subject Property - - - - -
- 200' Notification Buffer —————
- Current Zoning FR, RP, 1R, R20, OCL
- Requested Zoning Change R6, R20, C2
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
Development Services Department  
(01/03/2008)

72007256

BRIONES  
CONSULTING & ENGINEERING, LTD.

November 20, 2007

**FIELD NOTES  
107.499 ACRE TRACT  
JETT ROAD  
BEXAR COUNTY, TEXAS**

**EXHIBIT 1**

Being 107.499 acre tract of land out of the G.A. Yoakum Survey No. 39, Abstract No. 823, County Block No. 4191; Bexar County, Texas, and being a part of the same land described in Instrument recorded in Volume 7219, Pg. 199 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the Northwest corner of the herein described tract of land, same being the Northeast corner of Lot 6, County Block No. 4191, Jett Road Subdivision, as described in Book 9523, Pages 58-59 of the Real Property Records, Bexar County, Texas;

THENCE; following the South right-of-way line of Jett Road, N 59°-02'-21" E, a distance of 173.26 feet to a point for a corner, and being the Northwest corner of a 5.00 acre tract as recorded in Volume 8944, Pg. 42 of the Bexar County Real Property Records;

THENCE; departing said South right-of-way line of Jett Road and following the West boundary line of said 5.00 acre tract, S 00°-55'-19" E, a distance of 597.96 feet to a point for a corner;

THENCE; N 89°-05'-09" E, a distance of 315.64 feet to a point for a corner;

THENCE; N 00°-54'-56" W, a distance of 781.14 feet to a point for a corner and being on the South right-of-way line of Jett Road;

THENCE; following said South right-of-way line of Jett Road, N 59°-12'-22" E, a distance of 268.91 feet to a point for a corner;

THENCE; departing said South right-of-way line of Jett Road, S 02°-44'-24" E, a distance of 406.33 feet to a point for a corner;

THENCE; S 89°-51'-48" E, a distance of 303.41 feet to a point for the Northeast corner of the herein described tract;

THENCE; continuing along the East boundary line of the herein described tract, the following courses and distances;

S 00°-20'-40" W; a distance of 4.49 feet to a point;  
S 00°-13'-45" W, a distance of 1846.81 feet to a point;  
S 00°-28'-18" W, a distance of 774.74 feet to a point;  
S 00°-31'-40" W, a distance of 1313.18 feet to a point;  
S 00°-21'-08" W, a distance of 1424.74 feet to a point for the Southeast corner of the herein described tract of land and being on the North right-of-way line of F.M. Hwy. No. 1604;



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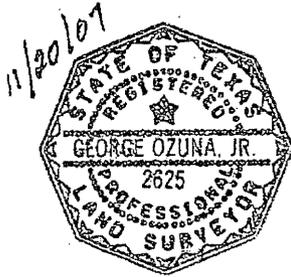
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THENCE; along the said North right-of-way line of F.M. 1604, the following courses and distances;

- N 40°-59'-22" W, a distance of 415.87 feet to a point for a corner;
- N 51°-49'-57" W, a distance of 408.86 feet to a point for a corner;
- N 65°-13'-05" W, a distance of 359.88 feet to a point for the Southwest corner of the herein described tract of land;

THENCE; departing the North right-of-way line of F.M. 1604, and following the Western boundary line of the herein described tract of land, the following courses and distances;

- N 00°-50'-10" W, a distance of 142.54 feet to a point for a corner;
- N 00°-08'-23" W, a distance of 720.68 feet to a point for a corner;
- N 00°-40'-19" W, a distance of 1921.79 feet to a point for a corner;
- N 04°-23'-12" W, a distance of 26.84 feet to a point for a corner;
- N 00°-49'-34" W, a distance of 863.37 feet to a point for a corner;
- N 01°-06'-36" W, a distance of 963.30 feet to the Point of Beginning.



*George Ozuna Jr.*  
George Ozuna, Jr., P.E., R.P.L.S.  
Registered Public Land Surveyor



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November 20, 2007

FIELD NOTES  
19.019 ACRE TRACT  
FM 1604  
BEXAR COUNTY, TEXAS

EXHIBIT 2  
COMMERCIAL TRACT

Being a 19.019 acre tract of land out of the G.A. Yoakum Survey No. 39, Abstract No. 823, County Block No. 4191, Bexar County, Texas, and being a part of the same land described in instrument recorded in Volume 7219, Page 199 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

Beginning at the Southwest corner of the herein described tract of land and said corner being the same corner of the original 107.499 acre tract and being on the North right-of-way of F.M. 1604;

THENCE; departing said North right-of-way of F.M. 1604 and along the Western boundary of said 107.499 acre tract, N 00°-50'-10" W, a distance of 142.54 feet to a point;

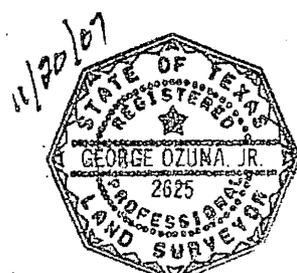
THENCE; N 00°-08'-23" W, a distance of 538.11 feet to a point for the Northwest corner of the herein described tract of land;

THENCE; departing the Western boundary of the herein described tract of land S 80°-31'-08" E, a distance of 944.90 feet to a point for the Northeast corner of the herein described tract of land and being on the Eastern boundary of said 107.499 acre tract;

THENCE; along the said Eastern boundary of said 19.019 acre tract, S 00°-21'-08" W, a distance of 1242.43 feet to a point for the Southeast corner of the herein described tract and being on the North right-of-way line of F.M. 1604;

THENCE; along said North right-of-way line of F.M. 1604, the following courses and distances:

- N 40°-59'-22" W, a distance of 415.87 feet to a point;
- N 51°-49'-57" W, a distance of 408.86 feet to a point;
- N 65°-13'-05" W, a distance of 359.88 feet to the Point of Beginning.



George Ozuna Jr., P.E., R.P.L.S.  
Registered Public Land Surveyor



November 20, 2007

**FIELD NOTES  
88.480 ACRE TRACT  
JETT ROAD  
BEXAR COUNTY, TEXAS**

**EXHIBIT 3  
RESIDENTIAL TRACT**

Being 88.480 acre tract of land out of the G.A. Yoakum Survey No. 39, Abstract No. 823, County Block No. 4191, Bexar County, Texas, and being a part of the same land described in Instrument recorded in Volume 7219, Pg. 199 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the Northwest corner of the herein described tract of land, same being the Northeast corner of Lot 6, County Block No. 4191, Jett Road Subdivision, as described in Book 9523, Pages 58-59 of the Real Property Records, Bexar County, Texas;

THENCE; following the South right-of-way line of Jett Road, N 59°-02'-21" E, a distance of 173.26 feet to a point for a corner, and being the Northwest corner of a 5.00 acre tract as recorded in Volume 8944, Pg. 42 of the Bexar County Real Property Records;

THENCE; departing said South right-of-way line of Jett Road and following the West boundary line of said 5.00 acre tract, S 00°-55'-19" E, a distance of 597.96 feet to a point for a corner;

THENCE; N 89°-05'-09" E, a distance of 315.64 feet to a point for a corner;

THENCE; N 00°-54'-56" W, a distance of 781.14 feet to a point for a corner and being on the South right-of-way line of Jett Road;

THENCE; following said South right-of-way line of Jett Road N 59°-12'-22" E, a distance of 268.91 feet to a point for a corner;

THENCE; departing said South right-of-way line of Jett Road, S 02°-44'-24" E, a distance of 406.33 feet to a point for a corner;

THENCE; S 89°-51'-48" E, a distance of 303.41 feet to a point for the Northeast corner of the herein described tract;

THENCE; continuing along the East boundary line of the herein described tract, the following courses and distances;

S 00°-20'-40" W; a distance of 4.49 feet to a point;  
S 00°-13'-45" W, a distance of 1846.81 feet to a point;  
S 00°-28'-18" W, a distance of 774.74 feet to a point;  
S 00°-31'-40" W, a distance of 1313.18 feet to a point;  
S 00°-21'-08" W, a distance of 182.31 feet to a point for the Southeast corner of the herein described tract of land;



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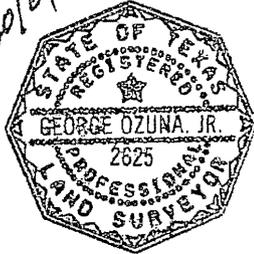
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THENCE; departing the East boundary line of the herein described tract of land, N 80°-31'-08" W,  
a distance of 944.90 feet to a point for the Southwest corner for the herein described tract;

THENCE; following the West boundary of the herein described tract of land, the following  
courses and distances;

- N 00°-08'-23" W, a distance of 182.57 feet to a point for a corner;
- N 00°-40'-19" W, a distance of 1921.79 feet to a point for a corner;
- N 04°-23'-12" W, a distance of 26.84 feet to a point for a corner;
- N 00°-49'-34" W, a distance of 863.37 feet to a point for a corner;
- N 01°-06'-36" W, a distance of 963.30 feet to the Point of Beginning.

11/20/07



*George Ozuna Jr.*  
George Ozuna, Jr., P.E., R.P.L.S.  
Registered Public Land Surveyor



**Affidavit of Publisher**

STATE OF TEXAS  
COUNTY OF BEXAR  
S.A. - CITY CLERK

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: 107.499

acre tract of land out of CB 4191 TO WIT: From "RP" Resource Protection District and "FR" Farm and Ranch District to "R-20" Residential Single-Family District (88.480 acres) and "C-2" Commercial District (19.019 acres). "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
2/26

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-02-21-0150 here to attached has been published in every issue of said newspaper on the following days, to wit:

02/26/2008.

*Helen I. Lutz*

Sworn to and subscribed before me this 26th day of of February, 2008.

*Martha L. Machuca*

