

AN ORDINANCE 2009-02-05-0093

**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 0.3202 of an acre out of NCB 17640 from "R-6" Residential Single-Family District and "R-6 GC-2" Residential Single-Family Highway 151 Gateway Corridor Overlay District-2 to "C-3" General Commercial District and "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District-2.

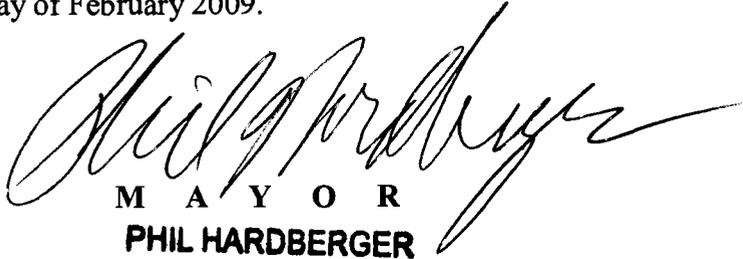
**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**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.

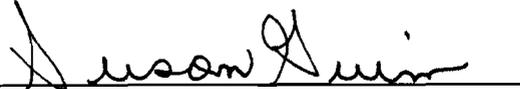
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective February 15, 2009.

**PASSED AND APPROVED** this 5<sup>th</sup> day of February 2009.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
For City Attorney

**Z2009026**



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 0.3202 acre, or 13,947 square foot more or less, tract of land being out of the remaining portion of a 1.680 acre tract conveyed to 160 Culebra, LTD. in General Warranty Deed recorded in Volume 11461, Pages 1090-1093 of the Official Public Records of Real Property of Bexar County, Texas, out of the A.J. Leslie Survey Number 217, Abstract 436, County Block 4415 of Bexar County, Texas, Texas all in New City Block (N.C.B.) 17640 of the City of San Antonio, Bexar County, Texas. Bearings are based on the Culebra Market, Phase 1A Subdivision recorded in Volume 9549, Pages 185-187 of the Deed and Plat Records of Bexar County, Texas, Said 0.3202 acre tract being more fully described as follows:

**BEGINNING:** At a found ½" iron rod with yellow cap marked "Pape-Dawson", being the southwest corner of a 2.319 acre tract recorded in Volume 12227, Pages 1079-1089 of the Official Public Records of Real Property of Bexar County, Texas, the east corner of remaining portion of said 1.680 acre tract and the west corner of Lot 2 of the Carleton's Legacy Subdivision recorded in Volume 9535, Page 18 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 65°42'55" W, along and with the south line of the remaining portion of said 1.680 acre tract, the north line of a 64.56 acre tract recorded in Volume 6039, Pages 1705-1711 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 243.95 feet to a found ½" iron pipe, the southwest corner of the remaining portion of said 1.680 acre tract, the south corner of the remaining portion of a 155.727 acre tract, recorded in Volume 7451, Pages 915-931 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** N 72°12'37" E, departing the north line of said 64.55 acre tract, along and with the southeast line of the remaining portion of said 155.727 acre tract, the northwest line of the remaining portion of said 1.680 acre tract, a distance of 170.63 feet to a point, on the southwest line of a 2.319 acre tract recorded in Volume 12227, Pages 1079-1089 of the Official Public Records of Real Property of Bexar County, Texas, from which a found ½" iron rod with a yellow cap marked "Pape Dawson" bears, N 21°26'51" W, a distance of 83.00 feet, at the northwest corner of said 2.319 acre tract, on the southeast line of a 49.65 acre tract, recorded in Volume 12227, Pages 1079-1089 of the Official Public Records of Real Property of Bexar County, Texas;

**EXHIBIT A**

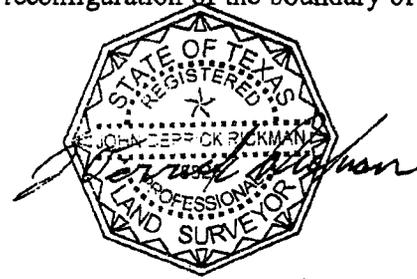
72009028

0.3202 acres  
Job No.: 4337-60  
Page 2 of 2

THENCE: S 21°26'51" E, along and with the east line of remaining portion of said 1.680 acre tract, the southwest line of said 2.319 acre tract, a distance of 163.81 feet to the POINT OF BEGINNING, and containing 0.3202 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared 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: November 12, 2008  
JOB No.: 4337-60  
FILE: N:\CIVIL\4337-60\WORD\FN4337-60.doc



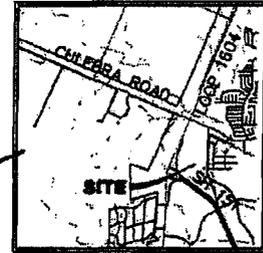
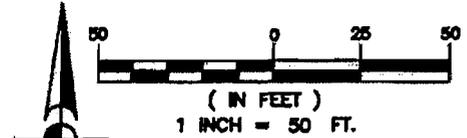
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**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

**DEED/PLAT REFERENCE**

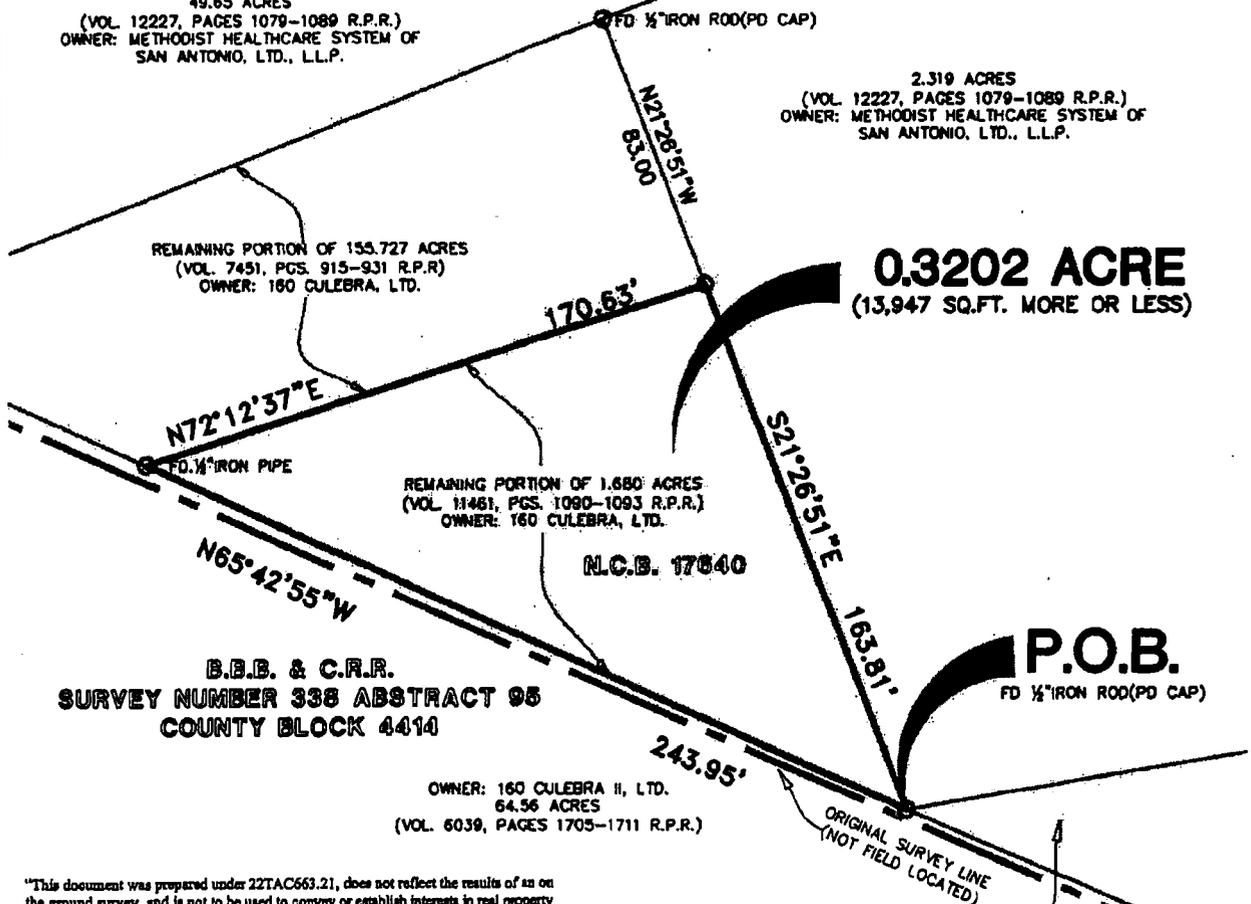
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



**A.J. LESLIE**  
**SURVEY NUMBER 217 ABSTRACT 436**  
**COUNTY BLOCK 4416**

49.65 ACRES  
 (VOL. 12227, PAGES 1079-1089 R.P.R.)  
 OWNER: METHODIST HEALTHCARE SYSTEM OF  
 SAN ANTONIO, LTD., L.L.P.

2.319 ACRES  
 (VOL. 12227, PAGES 1079-1089 R.P.R.)  
 OWNER: METHODIST HEALTHCARE SYSTEM OF  
 SAN ANTONIO, LTD., L.L.P.



**0.3202 ACRE**  
 (13,947 SQ.FT. MORE OR LESS)

**P.O.B.**  
 FD 1/2" IRON ROD (PD CAP)

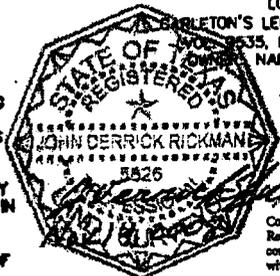
**B.B.B. & C.R.R.**  
**SURVEY NUMBER 338 ABSTRACT 95**  
**COUNTY BLOCK 4414**

OWNER: 160 CULEBRA II, LTD.  
 64.56 ACRES  
 (VOL. 6039, PAGES 1705-1711 R.P.R.)

"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."

AN EXHIBIT  
 OF

A 0.3202 ACRE, OR 13,947 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 1.680 ACRE TRACT CONVEYED TO 160 CULEBRA, LTD. IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11461, PAGES 1090-1093 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4416 OF BEXAR COUNTY, TEXAS, AND THE B.B.B. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414 OF BEXAR COUNTY, TEXAS ALL IN NEW CITY BLOCK (N.C.B.) 17640 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. BEARINGS ARE BASED ON THE CULEBRA MARKET, PHASE 1A SUBDIVISION RECORDED IN VOLUME 9540, PAGES 185-187 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



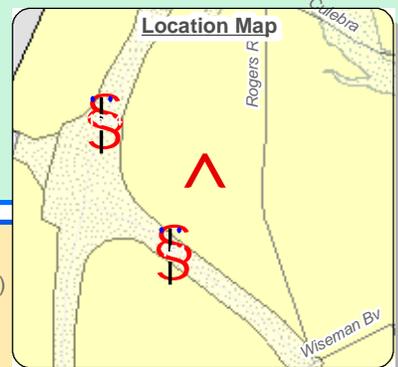
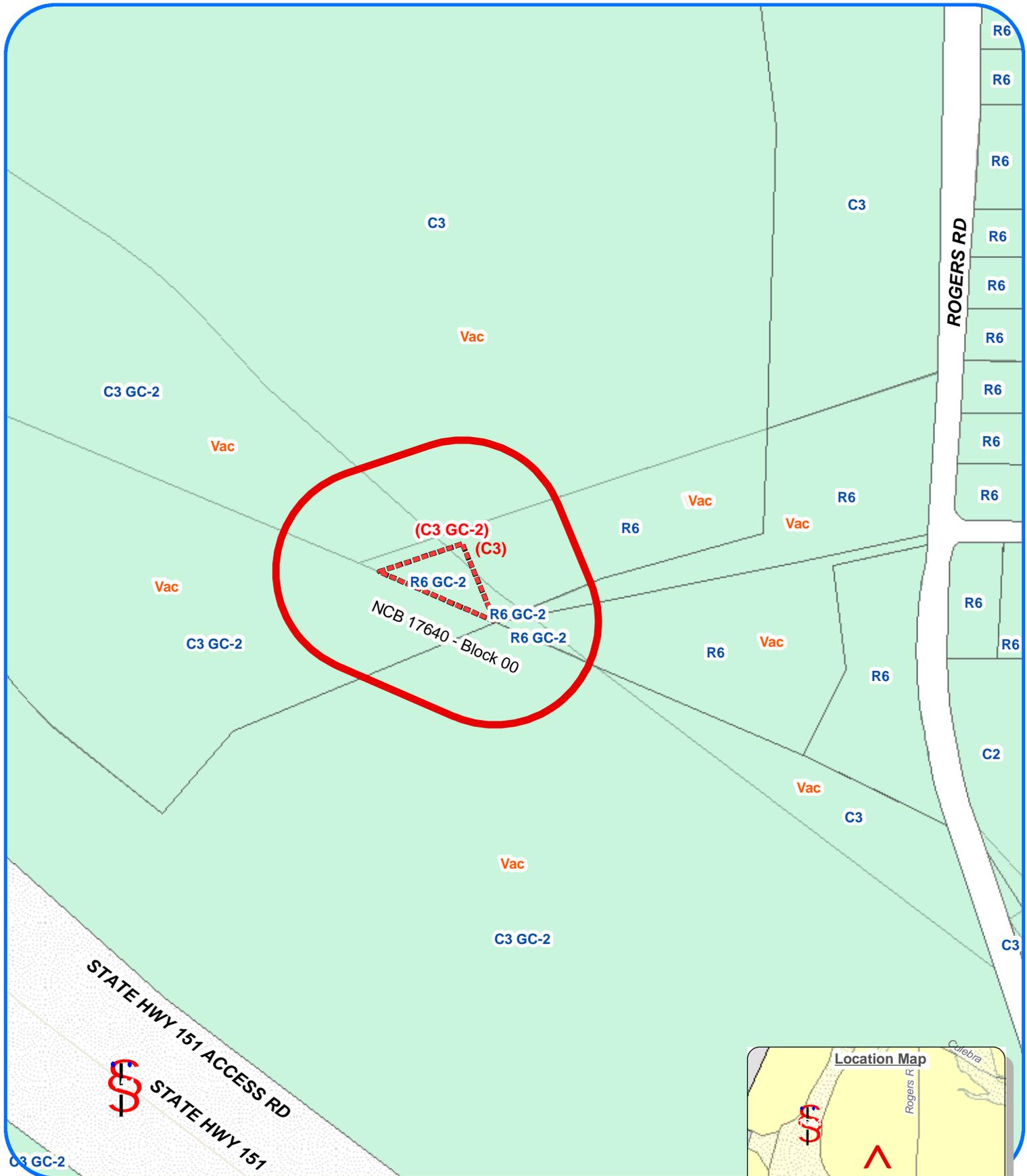
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**PAPE-DAWSON**  
**ENGINEERS**

355 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000  
 FAX: 210.375.9070

JOB No.: 4337-80

Date: Nov 14, 2008, 8:57am User ID: TPalomo  
 File: N:\CIVIL\4337-80\EX4337-80.dwg



**Zoning Case Notification Plan**

**Case Z2009-026**

Council District 6

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 0.3202 acres out of NCB 17640 Blk 00

**Legend**

- Subject Property ■■■■■■■■ (0.3202 acres)
- 200' Notification Buffer —————
- Current Zoning ■■■■■■■■ R6 GC-2 and R6
- Requested Zoning Change ■■■■■■■■ (C3 GC-2 and C3)
- 100-Year FEMA Floodplain ■■■■■■■■



City of San Antonio  
 Planning - Development Services Dept.  
 12-10-2008  
 D. E. Castillo