

AN ORDINANCE 2008-01-17-0040

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 "I-1" General Industrial District to "C-2" Commercial District on 8.760 acres out of NCB 18560.

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

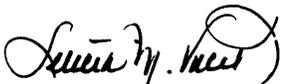
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 January 27, 2008.

PASSED AND APPROVED this 17<sup>th</sup> day of January, 2008.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
For City Attorney

<b>Agenda Item:</b>	Z-7						
<b>Date:</b>	01/17/2008						
<b>Time:</b>	04:00:24 PM						
<b>Vote Type:</b>	Other: 8.7 Ac To C2						
<b>Description:</b>	ZONING CASE # Z2007063 (District 7): An Ordinance changing the zoning district from "I-1" General Industrial District to "R-4" Residential Single-Family District on 40.538 acres out of NCB 18560 and to "C-2" Commercial District on 8.760 acres out of NCB 18560, 7000 Block of Bandera Road as requested by Kaufman and Associates, Inc., Applicants for Charles and Peggy Blank, Owners. Staff recommends Approval Zoning Commission failed to make a recommendation.						
<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				
District 3	District 3		x				x
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x			x	
Diane G. Cibrian	District 8		x				
District 9	District 9		x				
John G. Clamp	District 10		x				

Z2007063



8.760 ACRES  
(381,602 SQ. FT.)  
50599-05ex2.DWG

FN NO.50616-01-2  
OCTOBER 9, 2006  
JOB NO. 50616-01

**FIELD NOTE DESCRIPTION**

OF A 8.760 ACRE TRACT OF LAND SITUATED IN THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664 AND THE JOSE MARIA HERNANDEZ SURVEY NO. 186, ABSTRACT 316, N.C.B. 18560 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING a PORTION OF THAT CERTAIN 49.479 ACRE TRACT OF LAND CONVEYED TO NORTHWEST CORRIDOR BUSINESS PARK, LTD. BY DEED OF RECORD IN VOLUME 7586, PAGE 96 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 8.760 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET  $\frac{1}{2}$  INCH ROD WITH A "BPI" CAP IN THE NORTH LINE OF A 22 FOOT PRIVATE ROAD KNOWN AS EBERT LANE AT A CUT-OFF IN THE WEST RIGHT-OF-WAY LINE OF BANDERA ROAD (STATE HIGHWAY NO. 16), A 180 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A 0.756 ACRE TRACT OF LAND RECORDED IN VOLUME 5047, PAGE 1738 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S  $37^{\circ}57'40''$  E, CROSSING SAID 22 FOOT RIGHT-OF-WAY, A DISTANCE OF 26.07 FEET TO A SET  $\frac{1}{2}$  INCH ROD WITH A "BPI" CAP AT A CUT-OFF IN THE WEST RIGHT-OF-WAY LINE OF SAID BANDERA ROAD;

THENCE, S  $56^{\circ}58'22''$  E, ALONG SAID CUT-OFF, A DISTANCE OF 81.01 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY LINE OF SAID BANDERA ROAD;

THENCE, S  $28^{\circ}29'06''$  E, ALONG WESTERLY RIGHT-OF-WAY LINE OF BANDERA ROAD, A DISTANCE OF 468.96 FEET TO A SET  $\frac{1}{2}$  INCH ROD WITH A "BPI" CAP MARKING THE NORTHEASTERLY CORNER OF A CUT-BACK FOR THE PROPOSED ALIGNMENT FOR NEW ECKHERT ROAD (AN 86' R.O.W.) AS SHOWN ON PLAT OF NORTHWEST CORRIDOR BUSINESS PARK, LTD. SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 9546, PAGE 147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS FOR AN ANGLE POINT;

THENCE, S  $21^{\circ}41'04''$  W, ALONG SAID CUT-BACK, A DISTANCE OF 75.44 FEET, TO A SET  $\frac{1}{2}$  INCH ROD WITH A "BPI" CAP MARKING A POINT OF CURVATURE TO THE RIGHT;

**EXHIBIT A**

Z2007063

THENCE, ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 21°54'40", A CHORD BEARING OF S 76°17'23" W, AND A CHORD DISTANCE OF 173.70 FEET, FOR AN ARC DISTANCE OF 174.77 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP IN THE WESTERLY LINE OF SAID LOT 1, NORTHWEST CORRIDOR BUSINESS PARK, LTD. SUBDIVISION, UNIT 1;

THENCE, S 28°31'14" E, ALONG THE COMMON LINE OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 86.82 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP SET IN THE NORTHERLY RIGHT OF WAY LINE OF ECKERT ROAD;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ECKERT ROAD, THE FOLLOWING COURSES:

ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 430 FEET, A CENTRAL ANGLE OF 15°50'05", A CHORD BEARING OF S 36°46'50" W, AND A CHORD DISTANCE OF 118.46 FEET, FOR AN ARC DISTANCE OF 118.84 FEET TO A FOUND ½ INCH IRON ROD AT A POINT OF REVERSE CURVATURE;

ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 370 FEET, A CENTRAL ANGLE OF 15°23'29", A CHORD BEARING OF S 36°32'20" E, AND A CHORD DISTANCE OF 99.09 FEET, FOR AN ARC DISTANCE OF 99.39 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHEAST CORNER OF NORTH VALLEY, UNIT 7 SUBDIVISION, AS RECORDED IN VOLUME 8000, PAGE 236 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID NORTH LINE OF SAID NORTH VALLEY, UNIT 7 SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:

N 78°21'00" W, A DISTANCE OF 113.52 FEET TO A FOUND ½ INCH IRON ROD FOR AN ANGLE POINT;

N 74°47'01" W, A DISTANCE OF 10.06 FEET TO A FOUND ½ INCH IRON ROD FOR AN ANGLE POINT;

N 78°15'41" W, A DISTANCE OF 277.43 FEET TO A FOUND ½ INCH IRON ROD AT A POINT OF CURVATURE TO THE LEFT;

ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 110 FEET, A CENTRAL ANGLE OF 10°51'04", A CHORD BEARING OF S 83°50'19" W, AND A CHORD DISTANCE OF 20.82 FEET, FOR AN ARC DISTANCE OF 20.85 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP

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MARKING AN INTERIOR ANGLE POINT IN THE SOUTHERLY LINE OF A 40.832 ACRE TRACT OF LAND NOT YET OF RECORD;

THENCE, ALONG THE COMMON LINE OF SAID 40.832 ACRES AND THE TRACT HERIN DESCRIBED, THE FOLLOWING COURSES AND DISTANCES:

N 00° W, A DISTANCE OF 14.24 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP FOR AN ANGLE POINT;

N 74°41'23" E, A DISTANCE OF 126.73 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP AT A POINT OF CURVATURE TO THE RIGHT;

ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 6°31'09", A CHORD BEARING OF N 77°56'57" E, AND A CHORD DISTANCE OF 74.71 FEET, FOR AN ARC DISTANCE OF 74.75 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP AT AN ANGLE POINT;

N 15°18'37" W, A DISTANCE OF 251.22 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP FOR AN ANGLE POINT;

N 00° W, A DISTANCE OF 116.58 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP FOR AN ANGLE POINT;

N 28°41'00" W, A DISTANCE OF 68.87 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP FOR AN ANGLE POINT;

S 89°52'19" W, A DISTANCE OF 33.32 FEET TO A FOUND ½ INCH IRON ROD MARKING THE MOST SOUTHEASTERLY CORNER OF A 1.412 ACRE TRACT RECORDED IN VOLUME 10748, PAGE 1211 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, ALONG THE COMMON LINE BETWEEN THE SAID 1.412 ACRE TRACT, THE WILBUR L. BRADFORD LANDS AS RECORDED IN VOLUME 4521, PAGE 515 AND VOLUME 4539, PAGE 277 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 05°50'49" W, A DISTANCE OF 250.14 FEET TO A FOUND IRON ROD IN THE SOUTHERLY LINE OF A ROAD EASEMENT KNOWN AS EBERT LANE MARKING THE MOST NORTHEASTERLY CORNER OF THE SAID 1.412 ACRES FOR AN ANGLE POINT;

S 89°39'59" W, ALONG THE NORTH LINE OF THE SAID 1.412 ACRES AND THE NORTH LINE OF THE WILBUR L. BRADFORD TRACTS, A

Z2007063

DISTANCE OF 497.89 FEET TO A FOUND ½ INCH IRON ROD MARKING AN ANGLE POINT IN THE SAID BRADFORD TRACTS AND THE HEREIN DESCRIBED TRACT;

S 51°37'12" W, A DISTANCE OF 49.02 FEET TO A ½ INCH IRON ROD FOUND AT A CUT-BACK IN SAID BRADFORD TRACTS FOR AN ANGLE POINT;

N 03°27'44" W, A DISTANCE OF 53.26 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP IN THE NORTHERLY LINE OF SAID ROAD EASEMENT ALSO BEING IN THE SOUTH LINE OF A 36.085 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES SURVEYED BY BURY AND PARTNERS IN MARCH OF 2006 AT AN ANGLE POINT;

THENCE, N 89°43'13" E, ALONG THE SOUTH LINE OF THE SAID 36.085 ACRE TRACT OF LAND AND THE SOUTH LINE OF A 2.167 ACRE TRACT OF LAND RECORDED IN VOLUME 11632, PG.2437 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, FOR A DISTANCE OF 537.86 FEET TO A FOUND ½ INCH IRON ROD IN THE NORTHERLY LINE OF SAID EBERT LANE FOR AN ANGLE POINT;

THENCE, N 89°55'34" E, ALONG THE NORTHERLY LINE OF SAID EBERT LANE, A DISTANCE OF 169.97 FEET TO A SET ½ INCH IRON ROD WITH A "BPI" CAP MARKING THE SOUTHEAST CORNER OF THE SAID 2.167 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID 0.756 ACRE TRACT OF LAND FOR AN ANGLE POINT;

THENCE, N 89°47'35" E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EBERT LANE AND THE SOUTH LINE OF SAID 0.756 ACRE TRACT, A DISTANCE OF 185.30 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 381,602 SQ.FT. OR 8.760 ACRES OF LAND, MORE OR LESS.

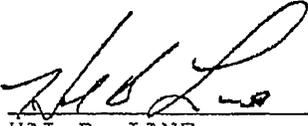
I, HAL B. LANE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

A SURVEY PLAT OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION

NOTE: "This document was prepared under 22 TAC §663.21, 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."

Z2007063

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
922 ISOM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78216

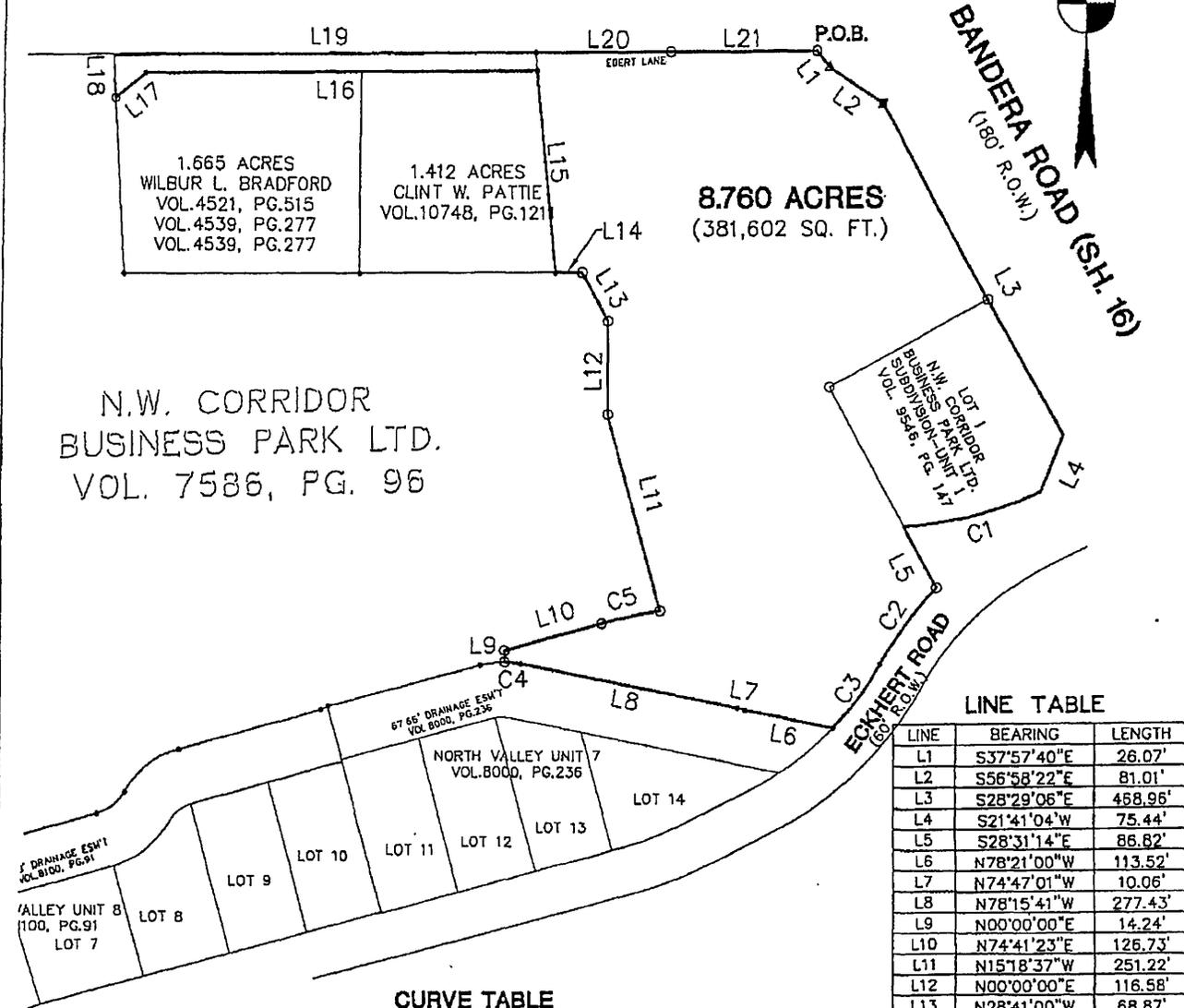
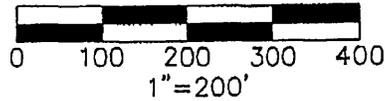
  
HAL B. LANE      1/30/06  
DATE  
R.P.L.S. NO. 4690  
STATE OF TEXAS



Z2007063

**LEGEND**

- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - MONUMENT FOUND
  - P.O.B. POINT OF BEGINNING
- 2.167 ACRE TRACT  
VOL.11632, PG.2437
- 0.756 ACRE TRACT  
VOL.5047, PG.1738



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S37°57'40"E	26.07'
L2	S56°58'22"E	81.01'
L3	S28°29'06"E	458.96'
L4	S21°41'04"W	75.44'
L5	S28°31'14"E	86.82'
L6	N78°21'00"W	113.52'
L7	N74°47'01"W	10.06'
L8	N78°15'41"W	277.43'
L9	N00°00'00"E	14.24'
L10	N74°41'23"E	126.73'
L11	N15°18'37"W	251.22'
L12	N00°00'00"E	116.58'
L13	N28°41'00"W	68.87'
L14	S89°52'19"W	33.32'
L15	N05°50'49"W	250.14'
L16	S89°39'59"W	497.89'
L17	S51°37'12"W	49.02'
L18	N03°27'44"W	53.26'
L19	N89°43'13"E	537.86'
L20	N89°55'34"E	189.97'
L21	N89°47'35"E	185.30'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	21°54'40"	457.00	174.77	S76°17'23"W	173.70	
C2	15°50'05"	430.00	118.84	S36°46'50"W	118.46	
C3	15°23'29"	370.00	99.39	S36°32'20"W	99.09	
C4	10°51'41"	110.00	20.85	N83°50'19"W	20.82	
C5	06°31'09"	657.00	74.75	N77°56'57"E	74.71	

**Bury+Partners**  
ENGINEERING SOLUTIONS  
922 Iron Road, Suite 100  
San Antonio, TX 78216  
Tel: (210)525-9099 Fax: (210)525-0529  
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**SKETCH TO ACCOMPANY DESCRIPTION OF**  
OF A 8760 ACRE TRACT OF LAND SITUATED IN THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664 AND THE JOSE MARIA HERNANDEZ SURVEY NO. 186, ABSTRACT 316, N.C.B. 18560 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 49.479 ACRE TRACT OF LAND CONVEYED TO NORTHWEST CORRIDOR BUSINESS PARK, LTD. BY DEED OF RECORD IN VOLUME 7586, PAGE 96 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

**BANDERA  
ECKERT, LLC**

Affidavit of Publisher

AN ORDINANCE  
2008-01-17-0040

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 8 760 acres out of NCB 18560 TO WIT From "I-1" General Industrial District to "C-2" Commercial District on 8 760 acres out of NCB 18560 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000 00" 1/23

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

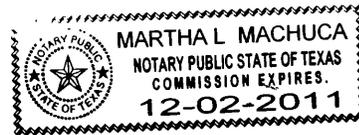
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-01-17-0040 here to attached has been published in every issue of said newspaper on the following days, to wit:

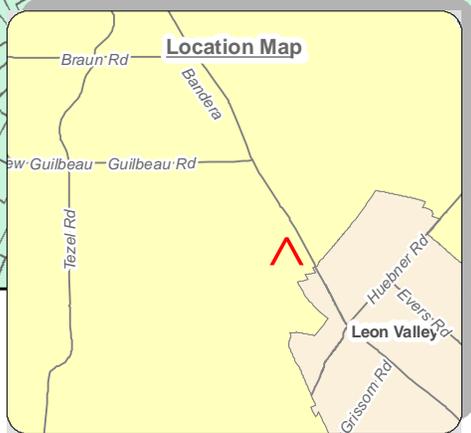
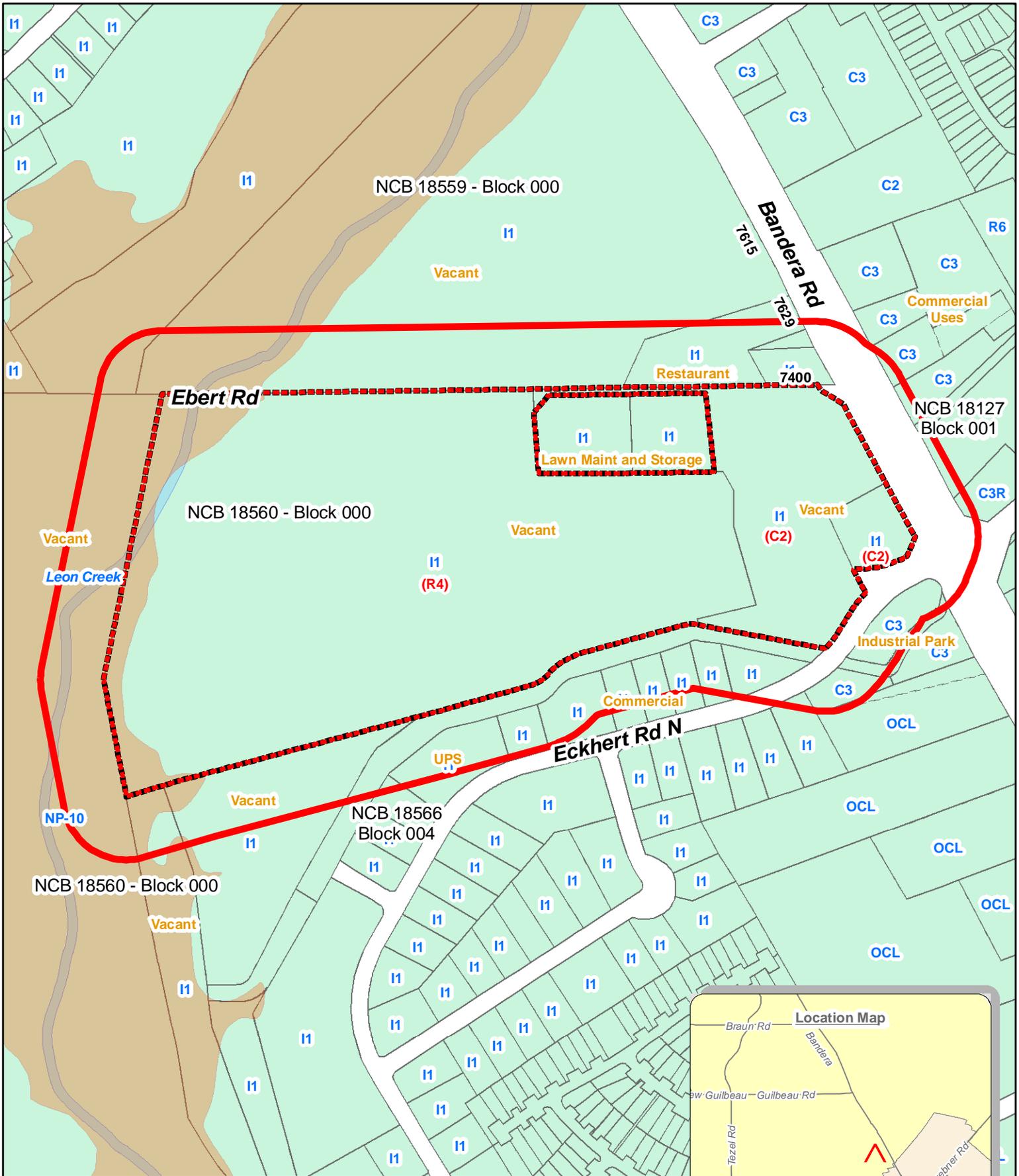
01/23/2008.

*Helen I. Lutz*

Sworn to and subscribed before me this 23rd day of of January, 2008.

*Martha L. Machuca*





**Zoning Case Notification Plan**

**Case Z2007063**

Council District 7  
Scale: 1" approx. = 400'



Legend	
Subject Property	-----
200' Notification Buffer	—————
Property Address	<b>12345</b>
Current Zoning	<b>Blue</b>
Requested Zoning Change	<b>(Red)</b>
Land Use	<b>Orange</b>
NCB - Block	<b>NCB 11111 - Block 222</b>
100-Year FEMA Floodplain	—————