

AN ORDINANCE 2014 - 03 - 06 - 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 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 Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705 from "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Offices and "C-2" Commercial District to "R-4" Residential Single-Family District.

**SECTION 2.** A description of Lots 10, 11 and the remaining portion of Lot 12 is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** In accordance with Section 35-514(d)(2)(D) of the Unified Development Code, the City Council authorizes a solid screen fence to be erected or altered of up to a height of eight (8) feet along Southwell Road.

**SECTION 4.** 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.

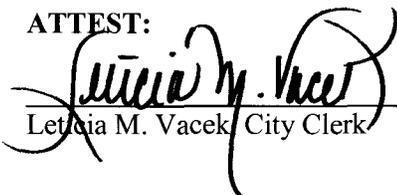
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective March 16, 2014.

**PASSED AND APPROVED** this 6<sup>th</sup> day of March 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek City Clerk

**APPROVED AS TO FORM:**

  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-9 ( in consent vote: Z-1, Z-2, Z-5, Z-6, Z-7, Z-8, P-1, Z-9, P-2, Z-10 )</b>
<b>Date:</b>	03/06/2014
<b>Time:</b>	02:18:02 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014072 (District 8): An Ordinance amending the Zoning District Boundary from "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Offices and "C-2" Commercial District to "R-4" Residential Single-Family District and allowing a solid screen fence up to eight (8) feet in height along Southwell Road in accordance with Section 35-514(d)(2)(D) of the Unified Development Code on Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705 located on portions of the 10000 through 10500 Blocks of Southwell Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14020)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



**FIELD NOTES  
FOR  
A 4.728 ACRE TRACT**

A 4.728 acre tract of land located in the City of San Antonio, Bexar County, Texas out of the Jose Alameda Survey No. 81, Abstract No. 26, and being all of a 4.27 acre tract of land, comprised of all of Lots 10, 11, and the remaining portion of Lot 12, Block 5, New City Block 14705, of the Oakland Estates Subdivision of record in Volume 980 Page 281 of the Deed and Plat Records, Bexar County, Texas and conveyed to Judith N. Morton of record in Volume 6301 Pages 969-972 of the Official Public Records, Bexar County, Texas, described in Declaration of Restrictive Covenants of record in Volume 12838 Page 1848 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "Vickery" in the east right-of-way line of Southwell Road, a 60 foot right-of-way of record in Volume 980 Page 281 of the Deed and Plat Records, Bexar County, Texas, for the northwest corner of Lot 18, Block 5, New City Block 14705, of record in an amending plat of Huebner Creek Office Park in Volume 9605 Page 180 of the Deed and Plat Records, Bexar County, Texas, for the southwest corner of the remaining portion of Lot 12, the 4.72 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod at an angle in the south line of Lot 18, and in the east right-of-way line of Southwell Road bears, S 00° 44' 02" E, a distance of 626.70 feet;

**THENCE:** N 00° 44' 02" W, along and with the east right-of-way line of Southwell Road, the west line of the remaining portion of Lot 12, and Lots 11, 10, and the 4.72 acre tract, a distance of 477.77 feet to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" at the southwest corner of Lot 9, Block 5, New City Block 14705, of the Oakland Estates Subdivision, for the northwest corner of Lot 10, and the 4.72 acre tract and the tract described herein, from which a found axle in the east right-of-way line of Southwell Road, at the southwest corner of Lot 17, Block 5, New City Block 14705, Oakland Estates Subdivision, a replat of record in Volume 9590 Page 215 of the Deed and Plat Records, Bexar County, Texas, and at the northwest corner of Lot 4, Block 5, New City Block 14705, of the Oakland Estates Subdivision;

**THENCE:** N 89° 19' 37" E, departing the east right-of-way line of Southwell Road, along and with the common line between Lot 9 and Lot 10, being the north line of the 4.72 acre tract, a distance of 486.33 feet to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" in the west line of Lot 12, Block 2, New City Block 14864, the Heights of Huebner, a replat of record in Volume 9579 Page 90 of the Deed and Plat Records, Bexar County, Texas, at the southeast corner of Lot 9, and for the northeast corner of Lot 10 and the 4.72 acre tract and the tract described herein;

**THENCE:** S 00° 24' 00" E, along and with the common line between Lots 10 and 11, and Lot 12, Block 2, New City Block 14864, and Lot 17, Block 2, New City Block 14864, Huebner/USAA Blvd. Commercial, a plat of record in Volume 9646 Page 117 of the Deed and Plat Records, Bexar County, Texas, a distance of 400.62 feet to a found  $\frac{1}{2}$ " iron rod in the west line of Lot 17, Block 2, New City Block 14864, at the northeast corner of Lot 18, Block 5, New City Block 14705, and for the southeast corner of Lot 11, the 4.72 acre tract and the tract described herein ;

**THENCE:** Along and with the northerly line of Lot 18, Block 5, New City Block 14705 and the southerly line of 4.72 acre tract the following three (3) calls and distances:

1. S 89° 19' 37" W, a distance of 242.84 feet to a found ½" iron rod with a "Vickery" cap for an angle of the tract described herein;
2. S 59° 19' 09" W, a distance of 85.13 feet to a found ½" iron rod with a "Vickery" cap for an angle of the tract described herein;
3. S 77° 39' 15" W, a distance of 170.89 feet to the **POINT OF BEGINNING** and containing 4.728 acres or 205,956 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said 4.728 acre tract being described in accordance with an exhibit prepared by KFW Surveying.

Job No.: 13-091  
Prepared by: KFW Surveying  
Date: July 30, 2013  
Revised: February 13, 2014 - Updated Preamble  
File: S:\Draw 2013\13-091 Southwell Road\DOCS FN-4.728 AC.doc

