

AN ORDINANCE 2013-05-16-0345

**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 15.07 acres out of NCB 17635, NCB 34449, and NCB 34450 from "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2 5 acres to "MF-18" Limited Density Multi-Family District.

**SECTION 2.** A description of the property is attached as **Attachment "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.

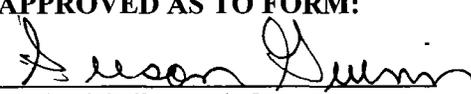
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective May 26<sup>th</sup>, 2013.

**PASSED AND APPROVED** this 16<sup>th</sup> day of May, 2013

  
M A Y O R  
Julián Castro

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Michael D. Bernard, City Attorney  
For



Request for  
**COUNCIL  
 ACTION**

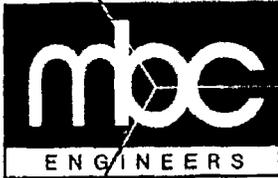
City of San Antonio



### Agenda Voting Results - Z-6

<b>Name:</b>	Z-4, Z-5, Z-6, Z-7, P-1, Z-8, P-3						
<b>Date:</b>	05/16/2013						
<b>Time:</b>	02:33:42 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013076 (District 6): An Ordinance amending the Zoning District Boundary from "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres to "MF-18" Limited Density Multi-Family District on 15.07 acres out of NCB 17635, NCB 34449, and NCB 34450 located north of Culebra Road at Lone Star Parkway . Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			x	
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Z2013076



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION  
FOR

A 15.07 ACRE (656,553 SQUARE FEET) TRACT OF LAND, OUT OF A CALLED 46.43 ACRE TRACT OF LAND AS RECORDED IN VOLUME 13552, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 15.07 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 1, STONEBRIDGE SUBDIVISION UNIT-1, (PLAT REFERENCE: VOLUME 9545, PAGE 181) AND PARTIALLY OUT OF NCB 17635, NCB 34449 AND NCB 34450, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, AND THE C. VILLANUEVA SURVEY NO. 85, ABSTRACT 774, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a THD Brass Disk at the westernmost corner of Stonebridge Subdivision, Unit-1 (Plat Reference: Volume 9543, Page 217), said THD Brass Disk also being in the northeast right-of-way line of F.M. 471 (also known as Culebra Road);

THENCE: N 66°24'43" W, 507.57 feet, continuing along and with said right-of-way line, to a set ½" iron rod and cap "MBC";

THENCE: N 23°39'27" E, 767.16 feet to a set ½" iron rod and cap "MBC";

THENCE: N 42°07'30" E, 187.35 feet to a set ½" iron rod and cap "MBC";

THENCE: N 01°13'08" W, 43.01 feet to a set ½" iron rod and cap "MBC";

THENCE: N 17°43'10" E, 102.46 feet to a set ½" iron rod and cap "MBC";

THENCE: N 19°27'29" E, 84.18 feet to a set ½" iron rod and cap "MBC";

THENCE: N 32°58'00" E, 22.32 feet to a set ½" iron rod and cap "MBC";

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THENCE: N 06°52'30" E, 4.74 feet to a set ½" iron rod and cap "MBC";

THENCE: N 06°11'50" E, 39.92 feet to a set ½" iron rod and cap "MBC";

THENCE: N 24°33'38" E, 232.00 feet to a set ½" iron rod and cap "MBC";

THENCE: S 83°02'40" E, 652.85 feet to a set ½" iron rod and cap "MBC";

THENCE: S 67°13'25" E, 690.01 feet to a set ½" iron rod and cap "MBC" for the **POINT OF BEGINNING** of this tract;

THENCE: S 37°44'46" E, 80.02 feet to a found ½" iron rod and cap "Castella";

THENCE: S 54°50'15" E, 75.54 feet to a found ½" iron rod and cap "Castella";

THENCE: S 45°57'10" E, 481.92 feet to a found ½" iron rod and cap "Castella";

THENCE: S 35°08'15" E, 627.91 feet to a set ½" iron rod and cap "MBC";

THENCE: S 38°46'10" E, 382.10 feet to a found ½" iron rod and cap "MBC";

THENCE: S 51°12'13" W, 100.20 feet to a set ½" iron rod and cap "MBC";

THENCE: S 55°17'30" W, 327.91 feet to a set ½" iron rod and cap "MBC";

THENCE: N 24°17'23" W, 146.87 feet to a set ½" iron rod and cap "MBC";

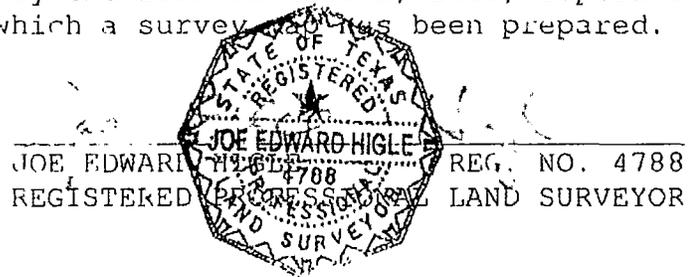
THENCE: N 38°16'35" W, 452.02 feet to a set ½" iron rod and cap "MBC";



Z2013076

- THENCE: N 47°52'29" W, 395.18 feet to a set 1/2" iron rod and cap "MBC";
- THENCE: N 26°58'54" W, 233.61 feet to a set 1/2" iron rod and cap "MBC";
- THENCE: N 42°37'19" W, 287.23 feet to a set 1/2" iron rod and cap "MBC";
- THENCE: N 34°12'11" E, 398.28 feet to the **POINT OF BEGINNING** of this tract.

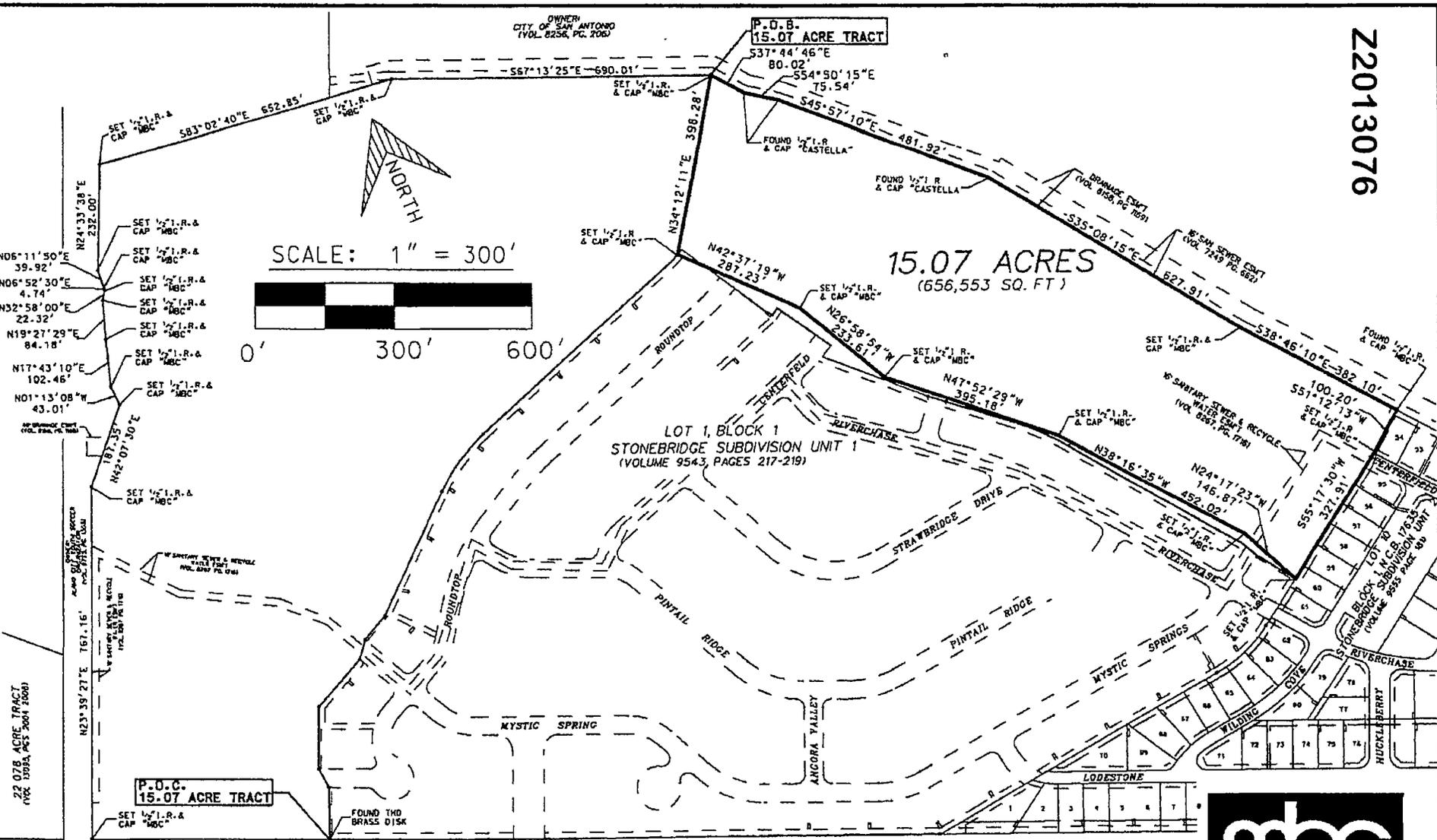
I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey ~~has~~ been prepared.



30418-0573  
April 16, 2013  
JEH/JJA/nt



Z2013076



SCALE: 1" = 300'

0' 300' 600'

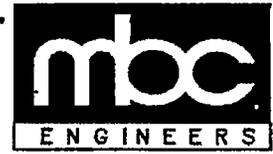
92.078 ACRE TRACT (VOL. 1008A, PAGE 2004 2008)

P.O.C. 15.07 ACRE TRACT

P.O.B. 15.07 ACRE TRACT

LOT 1, BLOCK 1  
STONEBRIDGE SUBDIVISION UNIT 1  
(VOLUME 9543, PAGES 217-219)

CULEBRA ROAD (F.M. 471)  
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)  
(VOLUME 13356, PAGE 685)



1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122  
FAX (210) 545-8302  
TEXAS REGISTERED  
ENGINEERING FIRM F-784

DESIGN JEH  
DRAWN JJA  
DATE 04-16-13  
JOB NO. 30415-0573

EXHIBIT  
OF

A 15.07 ACRE (656,553 SQUARE FEET) TRACT OF LAND, OUT OF A CALLED 46.43 ACRE TRACT OF LAND AS RECORDED IN VOLUME 13552, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 15.07 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 1, STONEBRIDGE SUBDIVISION UNIT-1, (PLAT REFERENCE: VOLUME 9545, PAGE 181) AND PARTIALLY OUT OF NCB 17635, NCB 34449 AND NCB 34450, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, AND THE C. VILLANUEVA SURVEY NO. 85, ABSTRACT 774, BEXAR COUNTY, TEXAS.

P:\0573\30415-ParcCulebraCrik\Design\exhibit\ex2 zoning\30415ex2a zoning.dgn

JArando 4/16/2013 10:54:39 AM