

AN ORDINANCE 2008-03-20-0230

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 .416 acres out of NCB 13319, also known as 79237 Pinebrook Drive, from "RM-4" Residential Mixed District to "C-2" Commercial District.

**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 30, 2008.

**PASSED AND APPROVED** this 20<sup>th</sup> day of March, 2008.

*Mary Alice P. Cisneros*

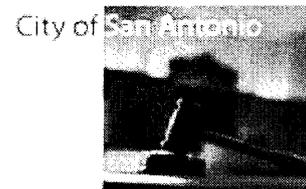
for M A Y O R  
**PHIL HARDBERGER**

ATTEST: *Stuvia M. West*  
City Clerk

APPROVED AS TO FORM: *[Signature]*  
City Attorney  
For



Request for  
**COUNCIL**  
 ACTION



## Agenda Voting Results - Z-2

<b>Name:</b>	Z-2, P-1, P-2, Z-7						
<b>Date:</b>	03/20/2008						
<b>Time:</b>	03:40:05 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2008088 (District 1): An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "C-2" Commercial District on 0.416 acres out of NCB 13319, 7927 Pinebrook Drive as requested by Hugo Xavier De Los Santos, Applicant for Hugo Xavier De Los Santos, Owner. Staff and Zoning Commission recommend Approval.						
<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				x
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x			x	
John G. Clamp	District 10		x				



## Zoning Case Notification Plan

# Case Z2008088

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NW 112.78 ft of Lot 28 Arb 28B - NCB 13319 - Block 008

### Legend

- Subject Property  (0.416 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(02/07/2008)

# SINCLAIR & ASSOCIATES, INC.

8026 VANTAGE, SUITE 228  
SAN ANTONIO, TEXAS 78230

(210) 341-4518

Job No. S952229

22008088

June 19, 1995

## Fieldnotes of a Survey of

All that certain 0.416 acre tract out of Lot 28,  
NCB 13319, Greenbriar, Unit 13, as recorded in Volume  
7900, Page 52 of the Plat Records of Bexar County,  
Texas.

Beginning at an iron pin found on the southwest right-of-way of  
Pinebrook Dr., said point being S 59°57'26" E, 15.70 feet from the  
east right-of-way of Briaridge Dr.;

Thence S 59°57'26" E, 133.96 feet along the southwest right-of-way  
of Pinebrook Dr. to an iron pin set, for a corner of this tract;

Thence S 29°54'47" W, 126.43 feet to an iron pin set, for a corner  
of this tract;

Thence N 60°05'12" W, 130.41 feet to an iron pin set on the east  
right-of-way of Briaridge Dr., for a corner of this tract;

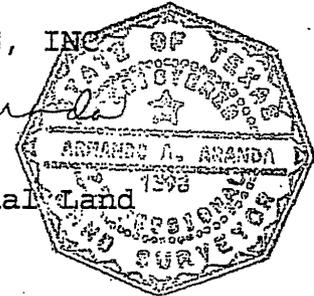
Thence along the east right-of-way of Briaridge Dr. and along the  
arc of a curve having a radius of 370.00 feet, a distance of 113.63  
feet to an iron pin found, for a corner of this tract;

Thence along a curve to right, with a radius of 15.00 feet a  
distance of 24.25 feet to the POINT OF BEGINNING and containing  
0.416 acre of land.

SINCLAIR & ASSOCIATES, INC.



Armando A. Aranda,  
Registered Professional Land  
Surveyor No. 1398



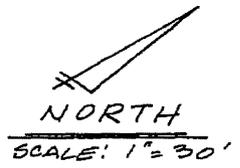
AAA/eh  
cc:file

EXHIBIT A

THIS PROPERTY IS LOCATED IN ZONE C ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, SAN ANTONIO, TEXAS; FLOOD BOUNDARY MAP NUMBER 180075-0013-B AS DATED DEC 19, 1983

\* = REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE). ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.

- ① - FOUND IRON BAR
- ② - SET IRON BAR

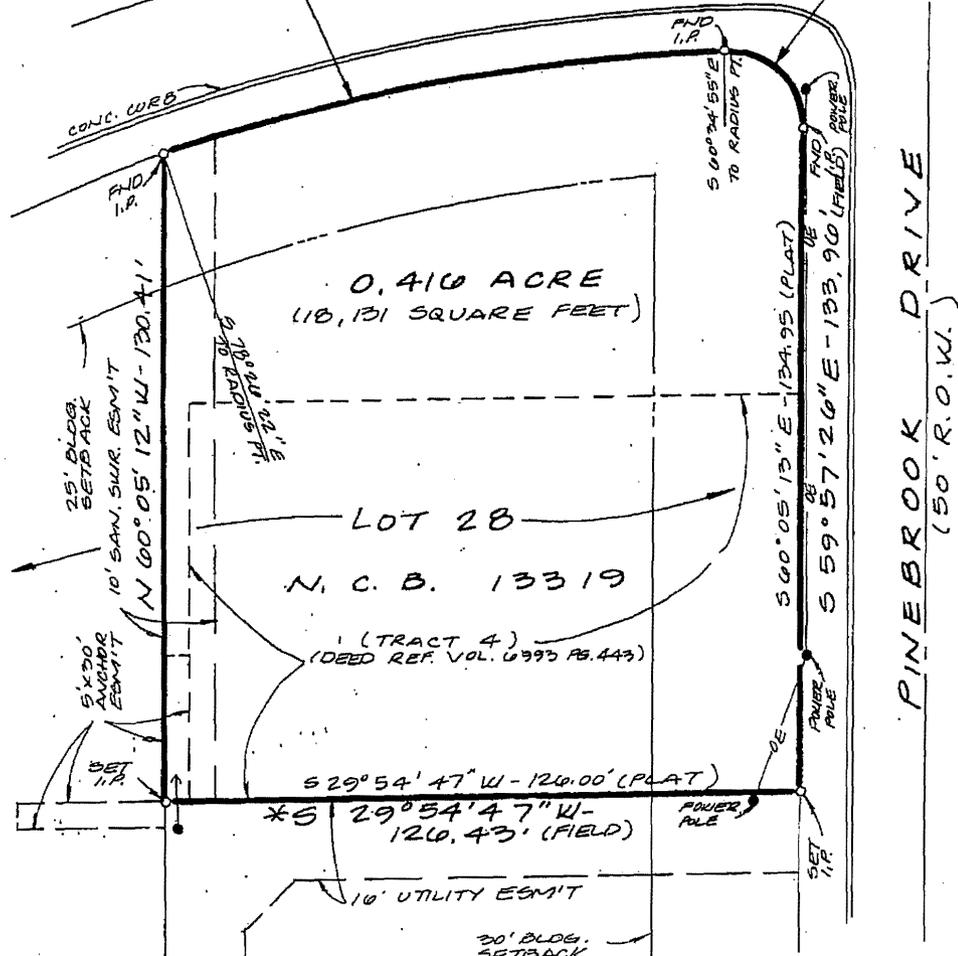


72008088

$\Delta = 17^{\circ}35'44''$   
 $R = 370.00'$   
 $T = 57.26'$   
 $L = 113.63'$

**BRIARIDGE DRIVE**  
 (60' R.O.W.)

$\Delta = 92^{\circ}36'58''$   
 $R = 15.00'$   
 $T = 15.70'$   
 $L = 24.25'$



0.410 ACRE  
 (116,131 SQUARE FEET)

LOT 28

N. C. B. 13319

1 (TRACT 4)  
 (DEED REF. VOL. 6995 PG. 443)

S 29° 54' 47" W - 126.00' (PLAT)

\* S 29° 54' 47" W - 126.43' (FIELD)

10' UTILITY ESM'T

30' BLDG. SETBACK

GREENBRIAR UNIT 2  
 BLOCK 8  
 N. C. B. 13319

PLAT OF  
 NW IRREGULAR 126.43'  
 OF LOT 28, N. C. B. 13319  
**GREENBRIAR UNIT 13**  
 BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

WE, SINCLAIR & ASSOC., INC. HAVE BEEN A SURVEY OF THE FOREGOING PROPERTY AND HAVE FOUND NO VISIBLE OR APPARENT EASES OR ENCUMBRANCES, EXCEPT AS SHOWN.

By **Armando A. Aranda**  
 ARMANDO A. ARANDA  
 PROFESSIONAL LAND SURVEYOR NO. 1398



DATE: JUNE 13, 1995  
 REVISED: JUNE 27, 1995

PLAT REFERENCE: VOL. 7900 PG. 51-53  
 DEED REFERENCE: VOL. 6995 PG. 443  
 DEED REFERENCE:  
 DEED REFERENCE:

BUYER:  
 ADDRESS:  
 G.F. NO.

**S**

SINCLAIR & ASSOC., INC.  
 8028 VANTAGE ST. 225  
 SAN ANTONIO, TEXAS 78230  
 210-341-4618  
 5952229

Affidavit of Publisher

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: .416 of an acre out of NCB 13319 TO WIT: From "RM-4" Mixed Residential District to "C-2" Commercial District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
3/25

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 2008-03-20-0230 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/25/2008.

*Helen I. Lutz*

Sworn to and subscribed before me this 25th day of of March, 2008.

*Martha L. Machuca*

