

AN ORDINANCE 2008-01-17-0041

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 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275 from "O-2" Office District, "C-2" Commercial District, and "C-1" Light Commercial District to "C-3" General Commercial District.

SECTION 2. In accordance with Section 35-514(c)(2) of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to a height of eight (8) feet along the property line that abuts existing residential zoning districts and land uses.

SECTION 3. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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 on January 27, 2008.

PASSED AND APPROVED this 17th day of January, 2008.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Item:	Z-8						
Date:	01/17/2008						
Time:	04:04:35 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2008024 (District 7): An Ordinance changing the zoning district boundary on 17.418 acres from "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District on 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275, 4400 - 4600 Block of Centerview Road as requested by Kaufman & Associates, Inc., Applicant for Brass Centerview Holdings, LLC, Owner. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
District 3	District 3		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				x
John G Clamp	District 10		x				

FIELD NOTES
FOR

A 5.286 acre, or 230,248 square feet more or less, tract of land being all of Lot 1, Block 4, New City Block (N.C.B.) 14277, Executive Center Subdivision, Unit 1-K recorded in Volume 6900, Page 83 and Lot 3, Block 4, N.C.B. 14277, Executive Center Subdivision, Unit 1-S recorded in Volume 8200, Page 150, all of the Deed and Plat Records of Bexar County, Texas. Said 5.286 acre tract being more particularly described by metes and bounds as follows with the bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

- BEGINNING: At a found ½ inch iron rod being the south right-of-way line of Centerview Drive, a 60-foot right-of-way, the southeast corner of Lot 2, Block 4, N.C.B. 14277, Executive Center Subdivision, Unit 1-J recorded in Volume 7100, Page 134 of the Deed and Plat Records of Bexar County, Texas, and the northwest corner of said Lot 1 of the herein described tract;
- THENCE: Southeasterly, along and with the south right-of-way line of Centerview Drive and the north line of said Lot 1, with a curve to the left, said curve having a radial bearing of N 22°48'14" E, a radius of 241.83 feet, a central angle of 06°49'54", a chord bearing and distance of S 70°36'43" E, 28.82 feet, and an arc length of 28.83 feet to the point of a reverse curvature;
- THENCE: Southeasterly, along and with the south right-of-way line of Centerview Drive and the north line of said Lot 1, with a curve to the right, said curve having a radius of 370.00 feet, a central angle of 06°16'43", a chord bearing and distance of S 70°53'18" E, 40.53 feet, and an arc length of 40.55 feet to the point of a reverse curvature;
- THENCE: Southeasterly, along and with the south right-of-way line of Centerview Drive and the north line of said Lot 1, with a curve to the left, said curve having a radius of 430.00 feet, a central angle of 23°16'34", a chord bearing and distance of S 79°23'14" E, 173.49 feet, and an arc length of 174.69 feet to an angle point;
- THENCE: N 88°48'24" E, along and with the south right-of-way line of Centerview Drive and the north line of said Lot 1, a distance of 130.25 feet to the point of a tangent curve;
- THENCE: Southeasterly, along and with the south right-of-way line of Centerview Drive and the north line of said Lot 1, with a curve to the right, said curve having a radius of 31.00 feet, a central angle of 92°54'07", a chord bearing and distance of S 44°44'33" E, 44.94 feet, and an arc length of 50.26 feet to an angle point;

5.286 acre
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Page 2 of 2

THENCE: S 01°42'31" W, along and with the west right-of-way line of Piedras Drive West, a 60-foot right-of-way, and the east line of said Lot 1, a distance of 221.56 feet to the point of a tangent curve;

THENCE: Southeasterly, along and with the west right-of-way line of Piedras Drive West, a 60-foot right-of-way, and the east line of said Lot 1, with a curve to the left, said curve having a radius of 430.00 feet, a central angle of 92°54'34", a chord bearing and distance of S 44°44'46" E, 623.35 feet, and an arc length of 697.28 feet to the point of a reverse curvature;

THENCE: Southeasterly, along and with the west right-of-way line of Piedras Drive West, a 60-foot right-of-way, and the east line of said Lot 3, with a curve to the right, said curve having a radius of 370.00 feet, a central angle of 42°28'19", a chord bearing and distance of S 69°49'08" E, 268.04 feet, and an arc length of 274.27 feet to an angle point;

THENCE: S 48°41'22" E, along and with the west right-of-way line of Piedras Drive West, a 60-foot right-of-way, and the east line of said Lot 3, a distance of 77.02 feet to an angle point;

THENCE: S 41°18'38" W, departing from the west right-of-way line of Piedras Drive West, a 60-foot right-of-way, and the east line of said Lot 3, along and with the common line between Lot 3, Block 2, N.C.B 14275, Executive Center Subdivision, Unit 1-C recorded in Volume 6100, Pages 216-218 of the Deed and Plat Records of Bexar County, and said Lot 3, Block 4, a distance of 229.91 feet to an angle point;

THENCE: N 48°41'22" W, departing from the common line of said Lot 3, Block 2 and Lot 3, Block 4, a distance of 1,444.40 feet to an angle point;

THENCE: N 41°18'38" E, along and with the common line between said Lot 1 and Lot 2, a distance of 146.44 feet to the POINT OF BEGINNING and containing 5.286 acres of land in the City of San Antonio, Bexar County, Texas. Said tract having been described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 19, 2007
JOB No.: 6777-00
DOC. ID: P:\67\77\00\Word\Field Notes\071019a3-tract1.doc



2008024

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 10.55 acre, or 459,444 square feet more or less, tract of land being all of Lot 1-A, Block 1, New City Block (N.C.B.) 14274, Executive Center Subdivision, Unit 1-H recorded in Volume 6600, Pages 39-40, Lot 2, Block 1, N.C.B. 14274, Executive Center Subdivision, Unit 1-A recorded in Volume 5940, Page 187, Lot 3-5, Block 1, N.C.B. 14274, Executive Center Subdivision, Unit 1-H recorded in Volume 6600, Pages 39-40 all of the Deed and Plat Records of Bexar County, Texas. Said 10.55 acre tract being more particularly described by metes and bounds as follows with the bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

- BEGINNING: At a found ½ inch iron rod being the south right-of-way line of Centerview Drive, a 60-foot right-of-way, at the intersection of Woodcock Drive, a 60-foot right-of-way, the northeast corner of said Lot 2, and the northeast corner of the herein described tract;
- THENCE: Southeasterly, along and with the north line of said Lot 2, with a curve to the right, said curve having a radial bearing of S 01°42'31" W, a radius of 31.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°17'29" E, 43.84 feet, and an arc length of 48.69 feet to a found ½ inch iron rod;
- THENCE: ~~S 01°42'31" W, along and with the east line of said Lot 2 and the west right-of-way line of Woodcock Drive, a distance of 34.97 feet to a found ½ inch iron rod and a tangent curve;~~
- THENCE: Southeasterly, along and with the west right-of-way line of Woodcock Drive, with a curve to the left, said curve having a radius of 430.00 feet, a central angle of 50°24'42", a chord bearing and distance of S 23°29'50" E, 366.25 feet, and an arc length of 378.33 feet to a found ½ inch iron rod;
- THENCE: S 48°41'22" E, along and with the west right-of-way line of Woodcock Drive, a distance of 180.00 feet to a found ½ inch iron rod;
- THENCE: S 41°18'38" W, departing from the west right-of-way line of Woodcock Drive, along and with the southeast line of said Lot 5, a distance of 320.00 feet to a found ½ inch iron rod being on the east right-of-way line of Piedras Drive West, a 60-foot right-of-way;

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10.55 Acre
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THENCE: N 48°41'22" W, along and with the east right-of-way line of Piedras Drive West, a distance of 47.19 feet to a found ½ inch iron rod and the point of tangent curve;

THENCE: Northwesterly, along and with the east right-of-way line of Piedras Drive West, with a curve to the left, said curve having a radius of 430.00 feet, a central angle of 42°28'18", a chord bearing and distance of N 69°55'31" W, 311.50 feet, and an arc length of 318.75 feet to a found ½ inch iron rod and a reverse curvature;

THENCE: Northwesterly, along and with the east right-of-way line of Piedras Drive West, with a curve to the right, said curve having a radius of 370.00 feet, a central angle of 92°50'54", a chord bearing and distance of N 44°42'56" W, 536.10 feet, and an arc length of 599.59 feet to a found ½ inch iron rod;

THENCE: N 01°42'31" E, along and with the east right-of-way line of Piedras Drive West, a distance of 231.47 feet to a found ½ inch iron rod and a tangent curve;

THENCE: Northeasterly, along and with the east right-of-way line of Piedras Drive West, with a curve to the right, said curve having a radius of 31.00 feet, a central angle of 87°05'53", a chord bearing and distance of N 45°15'27" E, 42.72 feet, and an arc length of 47.12 feet to a found ½ inch iron rod on the south right-of-way line of Centerview Drive;

THENCE: N 88°48'24" E, along and with the south right-of-way line of Centerview Drive, a distance of 32.38 feet to a found ½ inch iron rod and a tangent curve;

THENCE: Southeasterly, along and with the south right-of-way line of Centerview Drive, with a curve to the right, said curve having a radius of 370.00 feet, a central angle of 02-54-07, a chord bearing and distance of S 89°44'32" E, 18.74 feet, and an arc length of 18.74 feet to a found ½ inch iron rod;

THENCE: S 88°17'29" E, along and with the south right-of-way line of Centerview Drive, a distance of 518.36 feet to the POINT OF BEGINNING and containing 10.55 acres of land in the City of San Antonio, Bexar County, Texas. Said tract having been described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 19, 2007
JOB No.: 6777-00
DOC. ID: P:\67\77\00\Word\Field Notes\071019a2-tractII.doc



Z2008024

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 1.582 acre, or 68,894 square feet more or less, tract of land being all of Lot 1, Block 2, New City Block (N.C.B.) 14275, Executive Center Subdivision, Unit 1-A recorded in Volume 5940, Pages 186-187 of the Deed and Plat Records of Bexar County, Texas. Said 1.582 acre tract being more particularly described by metes and bounds as follows with the bearings being based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a set ½ inch iron pin with a cap stamped "DYE ENT SA TX", the south line of Centerview Drive, a 60-foot wide right-of-way, being the northeast corner of the herein described tract and the northwest corner of Lot 2 of the aforementioned Executive Center Subdivision, Unit 1-A;

THENCE: S 05°53'14" W, along and with the common line between said Lot 1 and Lot 2, a distance of 214.86 feet to a found ½ inch iron pin being the southwest corner of said Lot 2 and the most northerly northwest corner of Lot 3, Block 2, N.C.B. 14275, Executive Center Subdivision, Unit 1-C recorded in Volume 6100, Pages 216-218 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 41°18'38" W, along and with the common line between said Lot 1 and Lot 3, a distance of 177.50 feet to a found ½ inch iron rod on the east right-of-way line of Woodcock Drive, a 60-foot wide right-of-way, the beginning of a non-tangent curve;

THENCE: Northwesterly, with a curve to the right, said curve having a radial bearing of N 41°18'38" E, a radius of 370.00 feet, a central angle of 50°23'53", a chord bearing and distance of N 23°29'26" W, 315.07 feet, and an arc length of 325.46 feet to a found ½ inch iron rod;

THENCE: N 01°42'31" E, along and with the east right-of-way line of Woodcock Drive, a distance of 34.97 feet to a found ½ inch iron rod and a tangent curve;

THENCE: Northeasterly, with a curve to the right, said curve having a radius of 31.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 46°42'31" E, 43.84 feet, and an arc length of 48.69 feet to a found ½ inch iron rod;

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1.582 acre
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THENCE: S 88°17'29" E, along and with the south right-of-way line of Centerview Drive, a distance of 231.95 feet to the POINT OF BEGINNING and containing 1.582 acres of land in the City of San Antonio, Bexar County, Texas. Said tract having been described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 19, 2007
JOB No.: 6777-00
DOC. ID: P:\67\77\00\WordField Notes\071019a1-tractIII.doc

Affidavit of Publisher

PUBLIC NOTICE

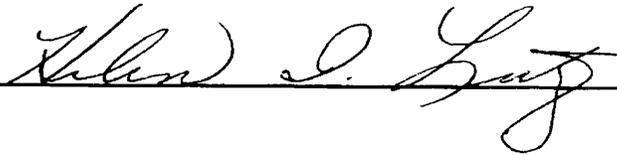
**AN ORDINANCE
2008-01-17-0041**

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: 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275 TO WIT: From "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District "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 2008-01-17-0041 here to attached has been published in every issue of said newspaper on the following days, to wit:

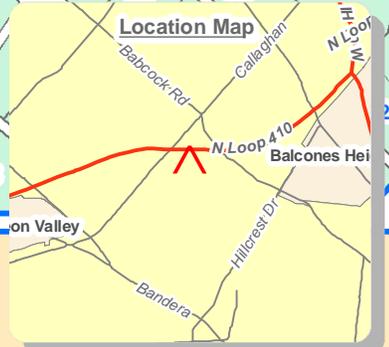
01/23/2008.



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







Zoning Case Notification Plan

Case Z2008024

Council District 7

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lots 1A, 2, 3, 4, & 5 - NCB 14274 - Block 001 and Lot 1 - NCB 14275 - Block 002 and Lots 1 & 3 - NCB 14277 - Block 004

Legend

- Subject Property (17.418 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/07/2007)