

AN ORDINANCE 2009-04-02-0254

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 28.97 acres out of CB 4301, CB 4303 and NCB 14493 from "NP-10" Neighborhood Preservation 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.

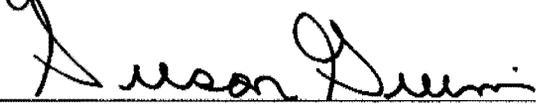
SECTION 5. This ordinance shall become effective April 12, 2009.

PASSED AND APPROVED this 2nd day of April, 2009.


M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

FIELD NOTES

FOR

A 300 FOOT WIDE STRIP OF LAND
TO BE REZONED FROM NP-10 TO C2

A 28.97 acre, or 1,262,142 square foot more or less, tract of land out of a called 11.86 tract recorded in Volume 10431, Page 1186 of the Real Property Records of Bexar County, Texas and out of a called 278.744 acres recorded in Volume 12693, Page 1887 of the Real Property Records of Bexar County, Texas out of the Maria Francisca Rodriguez Survey No. 4, Abstract No. 16, County Block 4303, and the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, partially within New City Block 14493, San Antonio, Bexar County, Texas. Said 28.97 acre tract being more fully described by metes and bounds as follows with the bearings based on the North American Datum of 1983 (CORS 96) established for the South Central Zone:

COMMENCING: At a found ½" iron pin on the west right-of-way line of Loop 410 (variable width right-of-way), said point the southeast most corner property pin of said 278.744 acres recorded in Volume 12693, Page 1887 of the Real Property Records of Bexar County, Texas.

THENCE: Departing the west right-of-way line of Loop 410 and along the south line of said 278.744 acre tract, S79°05'13"W a distance of 200.50 to the southeast corner and POINT OF BEGINNING of the area being rezoned;

THENCE: Continuing along said south line, S79°05'13"W, a distance of 300.74 feet to point for the southwest corner of the area being rezoned;

THENCE: Departing said south line, N14°56'27"W, a distance of 575.15 feet to an angle point,

THENCE: N19°29'29"W, a distance of 2741.56 feet to an angle point,

THENCE: N22°06'40"W, a distance of 811.10 to a point on the south right-of-way line of Old Pearsall Road (FM 2536) being the northwest corner of the area being rezoned;

THENCE: Along the south right-of-way line of Old Pearsall Road, N49°27'44"E, a distance of 310.14 feet to a found ½ inch iron pin with a red cap stamped "Overby Descamps";

THENCE: Continuing along the south right-of-way line of Old Pearsall Road, N50°26'45"E, a distance of 6.04 feet to the northeast corner of the area being rezoned;

THENCE: Departing said right-of-way line, S22°06'40"E, a distance of 917.80 feet to an angle point,

THENCE: S19°29'29"E, a distance of 2760.34 feet to an angle point,

THENCE: S14°56'27"E, a distance of 608.19 feet to the POINT OF BEGINNING and containing 28.97 acres of land. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 27, 2009
JOB No.: 7325-03
DOC.ID: P:\73\25\03\Word\Field Notes\011409 zoning.doc





LOCATION MAP
NOT-TO-SCALE

NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

278.744 ACRES
VOLUME 12693, PAGE 1887, R.P.R.

LINE	LENGTH	BEARING
L1	200.50'	S79°05'13"W
L2	300.74'	S79°05'13"W
L3	310.14'	N49°27'44"E
L4	6.04'	N50°26'45"E
L5	38.73'	N50°26'45"E
L6	91.68'	N49°31'38"E

EXHIBIT OF

**A 300 FOOT WIDE STRIP OF LAND TO BE
REZONED FROM NP-10 TO C2**

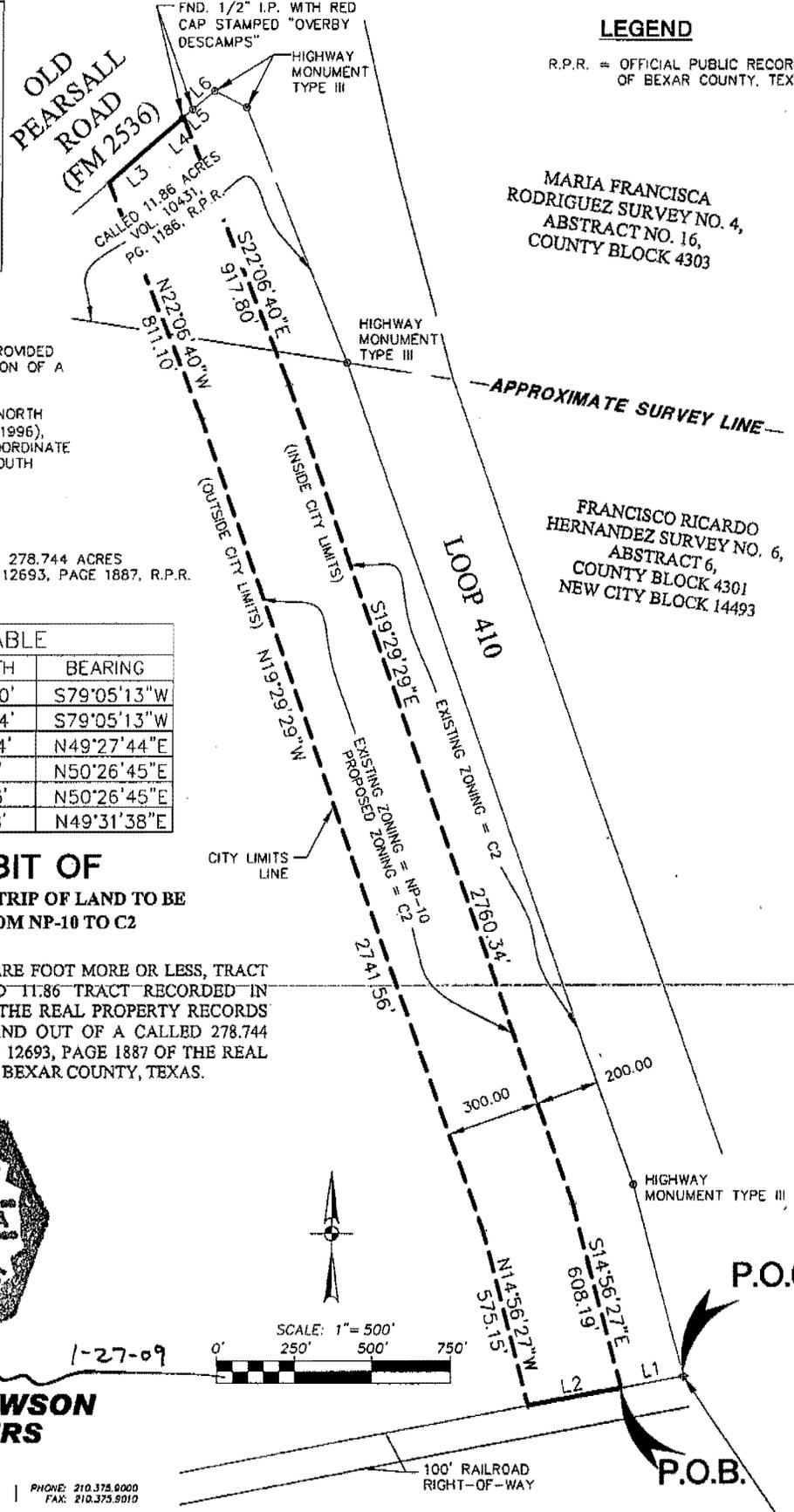
A 28.97 ACRE, OR 1,262,137 SQUARE FOOT MORE OR LESS, TRACT OF LAND OUT OF A CALLED "11.86" TRACT RECORDED IN VOLUME 10431, PAGE 1186 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A CALLED 278.744 ACRES RECORDED IN VOLUME 12693, PAGE 1887 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

355 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.0000
FAX: 210.375.9010

JOB NO. 7325-03
DATE: JANUARY 26, 2008



LEGEND

R.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

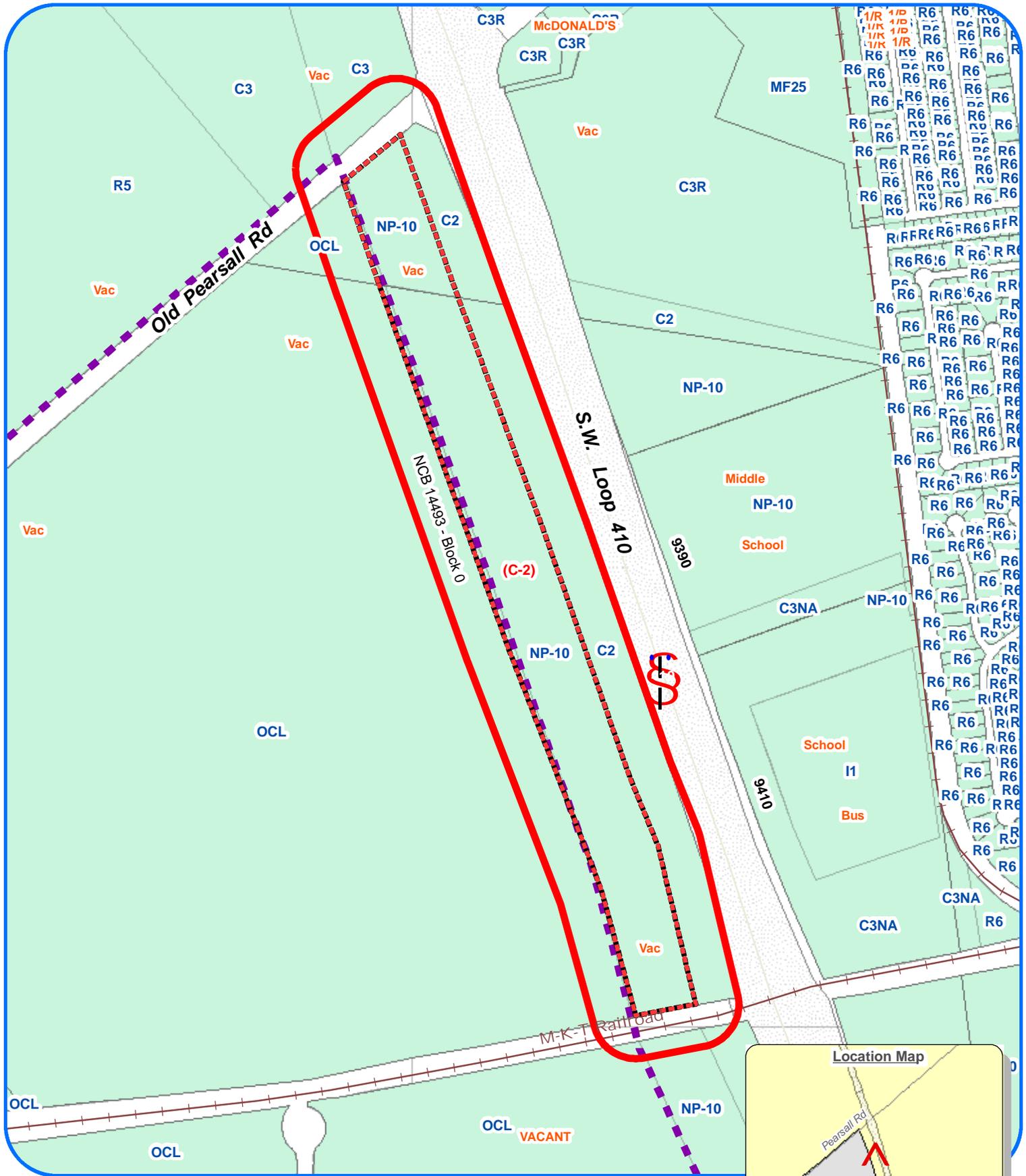
MARIA FRANCISCA RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, COUNTY BLOCK 4303

FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301 NEW CITY BLOCK 14493

P.O.C.

P.O.B.

FND. 1/2" I.P. WITH RED CAP STAMPED "OVERBY DESCAMPS"



Zoning Case Notification Plan

Case Z2009062

Council District 4

Scale: 1" approx. = 100'

Subject Property Legal Description(s): 28.97 acres out of CB 4301, CB 4303 & NCB 14493

Legend

- Subject Property (28.97 acres)
- 200' Notification Buffer
- Current Zoning NP-10
- Requested Zoning Change (C-2)
- 100-Year FEMA Floodplain

