

AN ORDINANCE 2009-06-18-0536

**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 4.281 acres out of Tract 16 and Tract 17, NCB 8694 from "PUD R-6" Planned Unit Development Residential Single Family District to "MF-25" Multi-Family District.

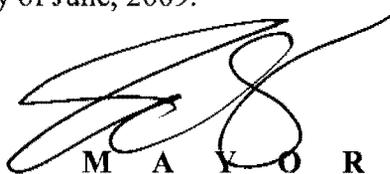
**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**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 Planning and 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 June 28, 2009.

**PASSED AND APPROVED** this 18<sup>th</sup> day of June, 2009.

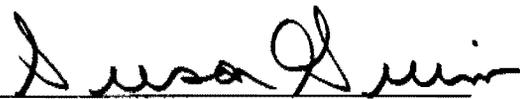
  
M A Y O R

**JULIÁN CASTRO**

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
For City Attorney

<b>Agenda Item:</b>	<b>Z-4</b>						
<b>Date:</b>	06/18/2009						
<b>Time:</b>	04:34:12 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2009098 (District 2): An Ordinance amending the Zoning District Boundary from "PUD R-6" Planned Unit Development Residential Single Family District to "MF-25" Multi-Family District on 4.281 acres out of Tract 16 and Tract 17, NCB 8694 located on the 6400 Block of North Vandiver Road. 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>
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10	x					



**METES AND BOUNDS DESCRIPTION**

**4.281 ACRES OF LAND, BEING PART OF TRACTS 16 AND 17, NEW CITY BLOCK 8694, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 4.283 ACRES DESCRIBED IN VOLUME 3885, PAGE 1678, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 4.281 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a ½" iron rod found on the West Right-of-Way line of N. Vandiver Road and the North line of a 15' alley, Blakeley Place, recorded in Volume 2222, Pages 202-203, Deed and Plat Records of Bexar County, Texas, and marking the Southeast corner of said Tract 17 and marking the Southeast corner of the herein described tract;

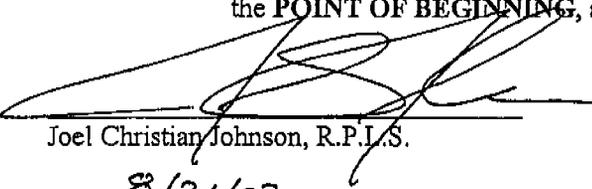
**THENCE** South 89° 36' 38" West 729.98 feet along the North line of said 15' alley to a ½" iron rod found marking the Southeast corner of Lot 24, New City Block 8694, Austin Hills Subdivision, according to plat thereof recorded in Volume 9200, Page 238, Deed and Plat Records, Bexar County, Texas, and also marking the Southwest corner of the herein described tract;

**THENCE** along the Southeast line of said Lot 24 the following courses and distances:  
 North 00° 19' 19" West 67.35 feet to a ½" iron rod found;  
 North 42° 58' 21" East 142.29 feet to a ½" iron rod found;  
 North 61° 56' 50" East 365.38 feet (Basis of Bearings) to a ½" iron rod found, marking the most Northerly corner of the herein described tract;

**THENCE** 249.54 feet along a curve to the left having the following parameters:  
 Radius: 550.00'  
 Delta: 25° 59' 42"  
 Chord Bearing: South 76° 53' 23" East  
 Chord Distance: 247.40'  
 to a ½" iron rod found;

**THENCE** North 89° 59' 43" East 70.06 feet to a ½" iron rod found on the West Right-of-Way line of N. Vandiver Road, marking the Northeast corner of the herein described tract;

**THENCE** South 00° 01' 20" West 282.21 feet along the West Right-of-Way line of N. Vandiver Road to the **POINT OF BEGINNING**, and containing 4.281 acres of land.

  
 Joel Christian Johnson, R.P.L.S.

8/31/07  
 Date

RJI Job# 1499-005-001

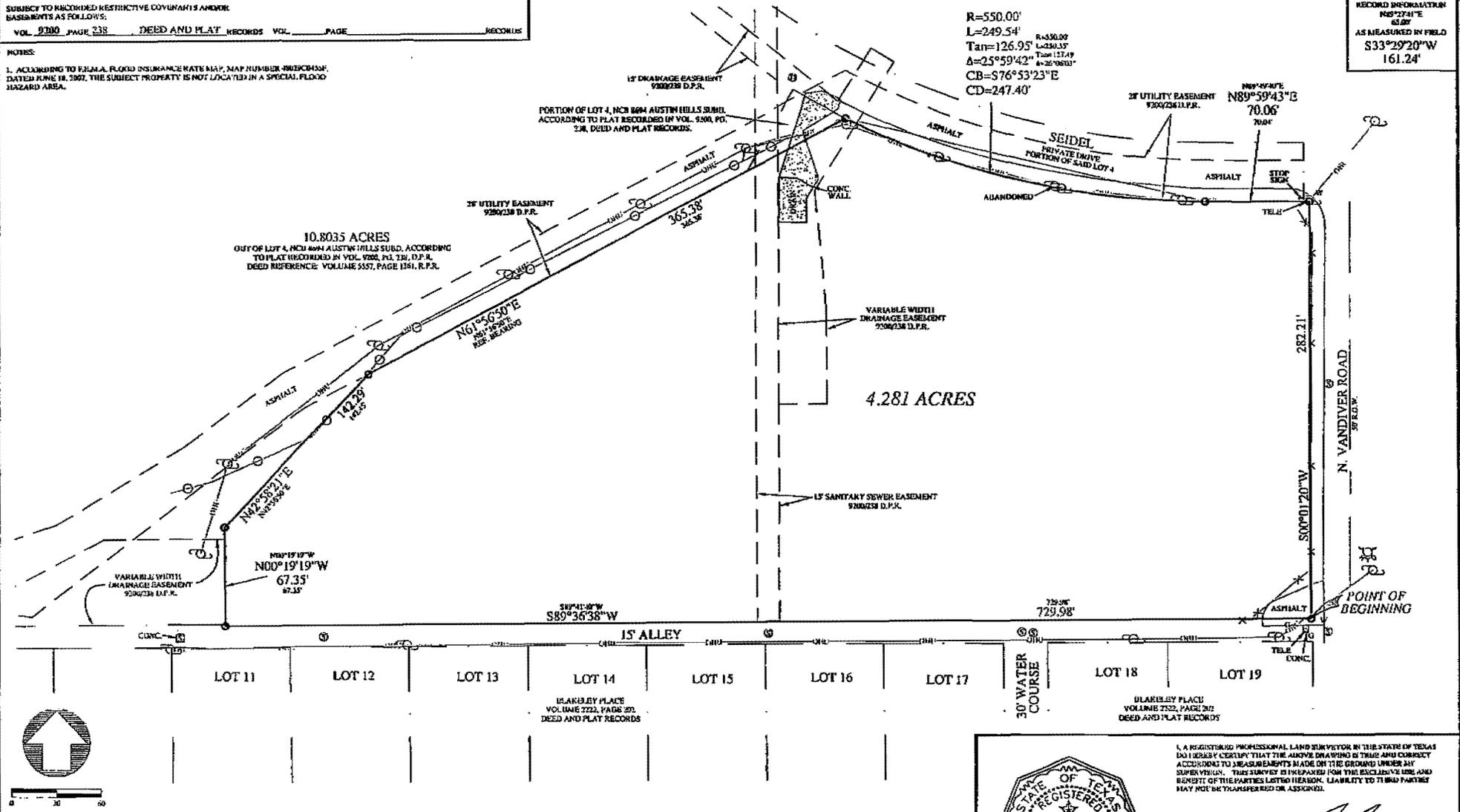
A Survey drawing prepared this date to accompany this description.



SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:  
 VOL. 9700 PAGE 238 DEED AND PLAT RECORDS VOL. \_\_\_\_\_ PAGE \_\_\_\_\_ RECORDS \_\_\_\_\_

RECORD INFORMATION  
 N83°27'41"E  
 AS MEASURED BY FIELD  
 S33°29'20"W  
 161.24'

NOTES:  
 1. ACCORDING TO FEMMA FLOOD INSURANCE RATE MAP, MAP NUMBER 2802C004A, DATED JUNE 18, 1997, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

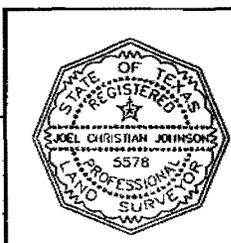


**RJ Rosin-Johnson, Inc.**  
 Civil Engineers - Land Surveyors  
 1690 HIGHPOINT  
 SAN ANTONIO, TEXAS 78217  
 210-490-6001  
 FAX: 210-490-3975

- |  |  |                             |
|--|--|-----------------------------|
| X BARRIED WIRE                               | UTILITY WIRE   | OVERHEAD UTILITY            |
| CONCRETE                                     | STORM DRAIN  | CHAIN LINK FENCE            |
| G GAS VALVE                                  | WATER MAIN   | FIRE HYDRANT                |
| W WATER VALVE                                | D.P.R. DEED AND PLAT RECORD                              | R.P.R. DEED AND PLAT RECORD |
| 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) | 1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROJIN-JOHNSON" |                             |

**SURVEY OF:**  
 4.281 ACRES OF LAND, BEING PART OF TRACTS 16 AND 17, NEW CITY BLOCK 884, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 4.281 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 7883, PAGE 1076, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (METES AND BOUNDS PREPARED THIS DATE)

ADDRESS: N. VANDYVER ROAD  
 ACCORDING TO PLAT  
 ROSIN-JOHNSON, INC. JOB NO. 1478-005-001 DRAWN BY: TBM SURVEYED BY: BY  
 CERTIFIED TO: COOPER R. ROBERT OF NO. 27-10011533



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

*[Signature]*  
 JOEL CHRISTIAN JOHNSON, P.L.S.  
 DATE: 2/24/07

**Z2009093**



# Zoning Case Notification Plan

## Case Z-2009-098

Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 08694 - Block 000 - 4.281 acres out of Tract 16 and Tract 17

### Legend

- Subject Property ----- (4.281 Acres)
- 200' Notification Buffer —————
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (04/29/2009 - E Hart)

**AFFIDAVIT OF PUBLICATION**

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, deposes and says that she is the Publisher of *The Hart Beat*; that said newspaper is generally circulated in San Antonio, Bexar County, Texas; that the attached notice was published in said newspaper on the following date(s):

**June 22, 2009**

Subscribed and sworn to before me this 22nd day of June, 2009, to certify which witness my hand and seal of office.

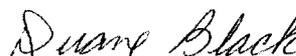
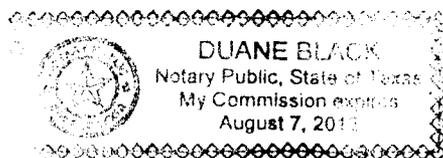


*Helen I. Lutz, Publisher*

**PUBLIC NOTICE**

**AN ORDINANCE**  
**2009-06-18-0536**

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: 4.281 acres out of Tract 16 and Tract 17, NCB 8694 TO WIT: From "PUD R-6" Planned Unit Development Residential Single Family District to "MF-25" Multi-Family District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
6/22



*Notary Public in and for the State of Texas*

Duane Black

*Name of Notary*

*My commission expires August 7, 2012*