

AN ORDINANCE 2008-01-17-0045

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 11.398 acres out of Lot 1, Block 9, NCB 17259 from "C-3" General Commercial District to "MF-33" 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 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 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: 
City Attorney
for

Agenda Item:	Z-12 (in consent vote: Z-1, Z-2, Z-5, Z-6, Z-9, Z-10, Z-12, Z-15, Z-17, P-3, Z-22, Z-23, Z-24, Z-25, Z-27, Z-28)						
Date:	01/17/2008						
Time:	03:50:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2007284 (District 8): An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "MF-33" Multi-Family District on 11.398 acres out of Lot 1, Block 9, NCB 17259, 8600 Block of Huebner Road, as requested by Gerardo Menchaca, Applicant for Ithaca Investments, Ltd., Owners. 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				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				
Diane G. Cibrian	District 8		x				
District 9	District 9		x			x	
John G. Clamp	District 10		x				



Flores & Company Inc.
Consulting Engineers

FIELD NOTES
FOR

Z2007284

A 11.398 acre tract, being a portion of Lot 1, Block 9, N.C.B. 17259, Northgate Subdivision, Unit-2, San Antonio, Texas, as recorded in Volume 9504, page 133, Deed and Plat Records of Bexar county, Texas, and being more particularly described as follows:

BEGINNING: At a found ½" iron pin in the northeast right-of-way line of Eckhert Blvd, said pin being 290.91 feet from the Intersection of the southeast right-of-way line of Huebner Road and the northeast right-of-way line of Eckhert Blvd, said pin being the Point of Beginning;

THENCE: Departing the northeast right-of-way line of Eckhert Blvd, N40°59'13"E, a distance of 242.57 feet to a found ½" iron pin for an angle point;

THENCE: N49°00'47"W, a distance of 65.21 feet to a set ½" iron pin for an angle point;

THENCE: N40°59'13"E, a distance of 865.54 feet to a set ½" iron pin, said pin being the most northerly corner of this tract;

THENCE: Along the common property line of the northeast property line of this tract and the southwest property line of Med-Tech Subdivision Unit 1 as recorded in the Deed and Property Records of Bexar County, Texas in Volume 9512, Page 116, the following bearings and distances:

S32°18'46"E, a distance of 123.06 feet to a found ½" iron pin for an angle point;
S14°57'32"W, a distance of 287.43 feet to a found ½" iron pin for an angle point;
S75°02'28"E, a distance of 216.00 feet to a found ½" iron pin for an angle point;
said pin being the most easterly corner of this tract;

THENCE: Along the common property line of the southeast property line of this tract and the northwest property line of Northgate Subdivision Unit 1, as recorded in the Deed and Property Records of Bexar County, Texas in Volume 9503, Pages 116-121, the following bearings and distances:

S14°57'32"W, a distance of 281.91 feet to a found ½" iron pin for an angle point;
S37°50'45"W, a distance of 460.86 feet to a found ½" iron pin for an angle point;
N52°09'15"W, a distance of 4.20 feet to a found ½" iron pin for an angle point;
S37°50'45"W, a distance of 140.64 feet to a found ½" iron pin in the northeast right-of-way line of Eckhert Road;

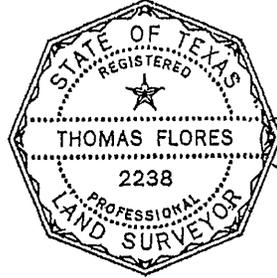
THENCE: Along the northeast right-of-way line of Eckhert Road, N59°09'50"W, a distance of 67.16 feet to a found ½" iron pin, said pin being the PC of a curve to the right;

12915 Jones Maltsberger, Suite 401 San Antonio, Texas 78247 Phone 210.490.9963 Fax 210.490.0820

EXHIBIT A

THENCE: Continuing along the northeast right-of-way of Eckhert Road on said curve to the right whose radius is 2774.54 feet, central angle is 09°32'12" and arc distance is 461.81 to the Point of Beginning and containing 11.398 acres of land.

Job No.: 825-00
Date: July 19, 2007



Thomas Flores

Z2007284

**GERARDO MENCHACA
APPLICATION FOR CHANGE OF ZONING
LOT 1, BLOCK 9, NCB 17259**

**BOOK AND PAGE NUMBER AS RECORDED BY BEXAR COUNTY CLERK'S
OFFICE & ASSOCIATED REPLATS AND AMENDING PLATS**

1. Vol. 9504, Page 133
2. Vol. 9510, Page 138
3. Vol. 9512, Page 116
4. Vol. 9544, Page 209
5. Vol. 9554, Page 88

Z2007284

PUBLIC NOTICE

**AN ORDINANCE
2008-01-17-0045**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE ZONATION AND PREZONATION CATEGORIES FROM "C-3" General Commercial District to "MF-33" Multi-Family District. THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00
1/23

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

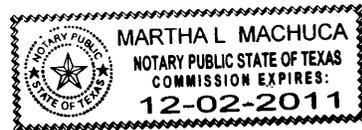
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-01-17-0045 here to attached has been published in every issue of said newspaper on the following days, to wit:

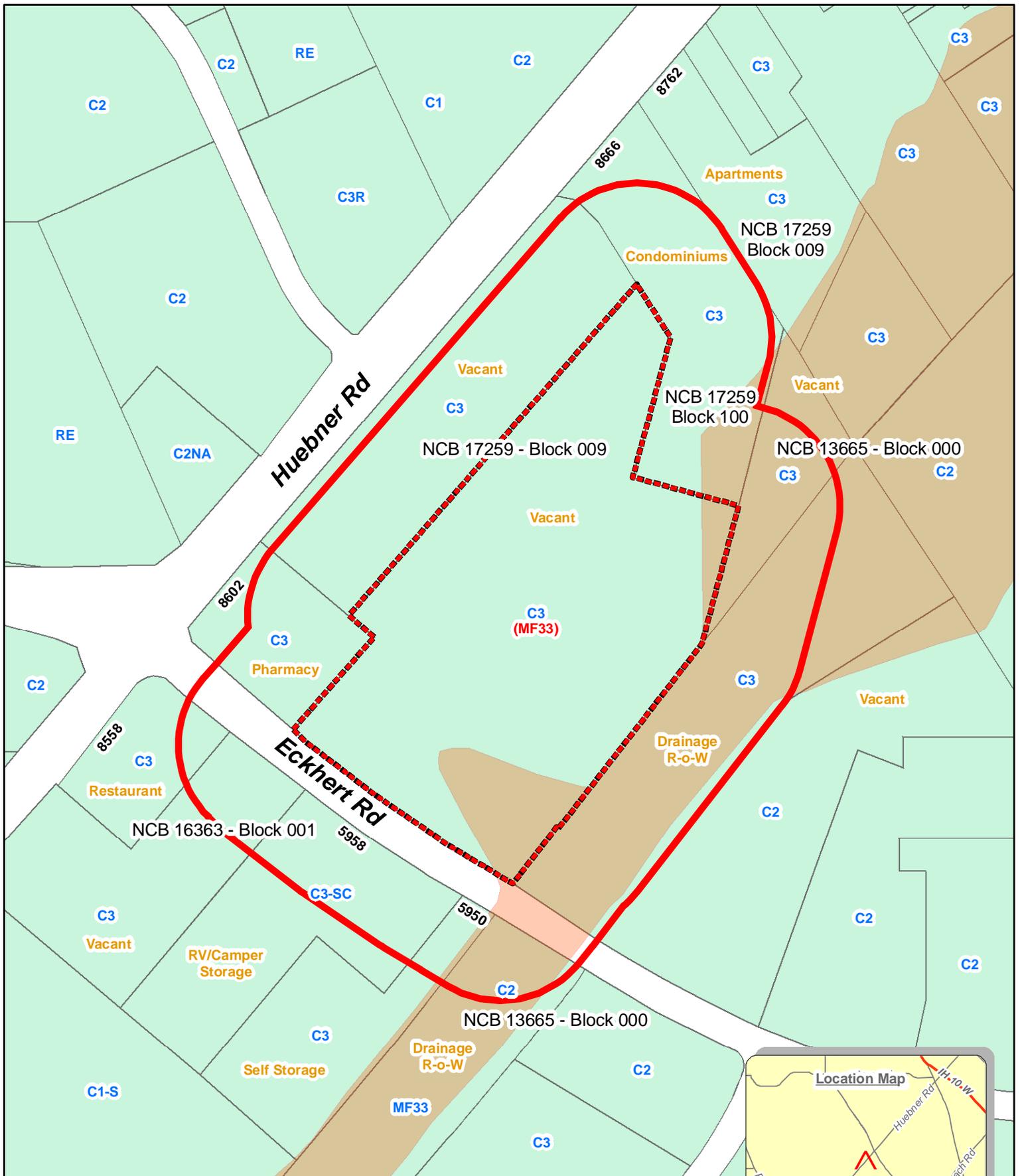
01/23/2008.

Helen I. Lutz

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

Martha L. Machuca





Zoning Case Notification Plan

Case Z-2007-284



Council District 8

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 1.33 Acres out of W Irr 1139.42 ft of Lot 1 - NCB 17259 - Block 009

Legend

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