

AN ORDINANCE 2007-03-01-0256

**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 7.431 acres out of NCB 17673 from PUD "RM-4" Planned Unit Development 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 11, 2007.

**PASSED AND APPROVED** this 1<sup>st</sup> day of March, 2007.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

# Agenda Voting Results

**Name:** Consent Zoning Items P-1, Z-2, P-2, Z-3, Z-8, Z-11, Z-12, Z-13

**Date:** 03/01/07

**Time:** 03:15:26 PM

**Vote Type:** Multiple selection

**Description:**

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2007108



FIELD NOTES

FOR

TRACT 6

A 7.431 acre, or 323,679 square feet more or less tract of land being out of the remainder of a 13.502 acre tract recorded in Volume 8189, Pages 1601-1608 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 17673 of the City of San Antonio out of the B.B.B. & C.R.R. Survey No. 403, Abstract 100, County Block 4419 of Bexar County Texas and the B.B.B. & C.R.R. Survey No. 402, Abstract 101, County Block 4398 of Bexar County, Texas. Said 7.431 acre tract being more fully described as follows, bearings based on the Westover Hills, Unit-15 Plat recorded in Volume 9524, Pages 156-164 of the Deed and Plat Records of Bexar County, Texas:

**BEGINNING:** At a found ½" iron rod with yellow cap marked "Pape-Dawson" in the south right-of-way line of Westover Hills Boulevard, (110-foot right-of-way), recorded in Volume 9512, Pages 65-74 of the Deed and Plat Records of Bexar County, Texas, said point being the northwest corner of Lot 2, Block 3, N.C.B. 17673 of the Hyatt San Antonio Resort Subdivision, Unit-2 recorded in Volume 9525, Page 76 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract ;

**THENCE:** S 24°31'01"E, departing the south right-of-way line of Westover Hills Boulevard, a distance of 77.31 feet to a found 1/2" iron rod marked "Pape-Dawson" for a point in the northern line of Lot 2 and the easternmost point of this tract;

**THENCE:** With the northern line of Lot 2 and the southern line of this tract the following calls and distances;

S 27°33'07"W, a distance of 268.05 feet to a found concrete nail;

S 68°48'03"W, at a distance of 388.29 feet passing the northwest corner of Lot 2 and continuing along the north line of the Hyatt-San Antonio Resort Hotel Golf Course, being the remainder of a 192.053 acre tract recorded in Volume 4903, Pages 1603-1611 of the Official Public Records of Real Property of Bexar County, Texas, for a total distance of 408.30 feet to a found "+" in rocks;

S 69°18'05"W, along the north line of the Hyatt-San Antonio Resort Hotel Golf Course, a distance of 530.65 feet to a found 1/2" iron rod marked "Pape-Dawson";

S 65°01'32"W, a distance of 42.94 feet to a set 1/2" iron rod marked "Pape-Dawson" for a point in the north line of the remainder of the 192.053 acre tract, the southeast corner of Tract 5, surveyed concurrently, and the southwest corner of this tract;

**THENCE:** Departing the north line of the remainder of the 192.053 acre tract, with the east lines of Tract 5 and the remainder of the 13.502 acre tract, the west line of this tract the following calls and distances;

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | Info@pape-dawson.com

**EXHIBIT A**

22007108

7.431 Acres  
Job No.: 9269-06  
Page 2 of 2

N 22°37'36"W, a distance of 119.62 feet to a set 1/2" iron rod marked "Pape-Dawson";

N 01°35'02"W, a distance of 82.64 feet to a set 1/2" iron rod marked "Pape-Dawson";

N 18°34'15"E, a distance of 53.40 feet to a set 1/2" iron rod marked "Pape-Dawson";

N 15°51'22"W, a distance of 15.92 feet to a set 1/2" iron rod marked "Pape-Dawson" for the southernmost point of Tract 4, surveyed concurrently, a point in the west line of the 13.502 acre tract, the northeast corner of Tract 5, and a point in the west line of this tract;

N 55°31'37"E, departing the east line of Tract 5 and continuing with the east line of Tract 4 and the remainder of the 13.502 acre tract and the west line of this tract, a distance of 142.69 feet to a set 1/2" iron rod marked "Pape-Dawson" being a point of curvature;

Northwesterly, along the arc of a curve to the right, said curve having a radial bearing of N 64°49'30" E, a radius of 265.66 feet, a central angle of 23°27'17", a chord bearing and distance of N 13°26'52" W, 107.99 feet, and an arc length of 108.75 feet to a set 1/2" iron rod marked "Pape-Dawson" being a point of reverse curvature;

Northwesterly, along the arc of a curve to the left, said curve having a radial bearing of S 88°13'44" W, a radius of 25.00 feet, a central angle of 36°06'25", a chord bearing and distance of N 19°49'29" W, 15.50 feet, and an arc length of 15.75 feet to a set 1/2" iron rod marked "Pape-Dawson" being a point in the south right-of-way line of Westover Hills Boulevard, the northwest corner of the remainder of the 13.502 acre tract, the northeast corner of Tract 4, and the northwest corner of this tract for a point of curvature;

THENCE: Northeasterly with the south right-of-way line of Westover Hills Boulevard along the arc of a curve to the left, said curve having a radial bearing of N 00°24'46" E, a radius of 2286.75 feet, a central angle of 24°40'45", a chord bearing and distance of N 78°04'23" E, 977.38 feet, and an arc length of 984.98 feet to the POINT OF BEGINNING and containing 7.431 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.  
DATE: September 15, 2006  
JOB No.: 9269-06  
FILE: N:\SURVEY06\6-9300\9269-06\fn-tract-6.doc



