

AN ORDINANCE

2007-03-01-0255

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.

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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 11.13 acres out of NCB A-14 from "I-2" HS Heavy Industrial Historic Significant District and "I-1" HS General Industrial Historic Significant District to IDZ HS Infill Development Historic Significant Zone with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District.

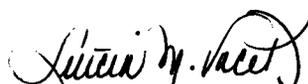
SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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 March 11, 2007.

PASSED AND APPROVED this 1st day of March, 2007.

ATTEST: 
City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: P-5 and Z-10

Date: 03/01/07

Time: 03:47:16 PM

Vote Type: Multiple selection

Description: P-5. PLAN AMENDMENT CASE # 07002 (District 5): An Ordinance amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of an 11.13 acre tract of land bound by S. Flores St., E. Cevallos St., and Probandt St., more specifically NCB A-14 from Light Industrial land use to Mixed Use land use. Staff and Planning Commission recommend Approval. Associated Zoning Case #Z2007024

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	Not present			
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		

UNION PACIFIC RAILROAD COMPANY
San Antonio, Bexar County, Texas

EXHIBIT "A"

An 11.13 acre, or 484,750 square feet, tract of land being out of a thirty-four acre tract recorded in Volume 40, Pages 630-632 of the Deed Records of Bexar County, Texas, out of New City Block A-14 in the City of San Antonio, Bexar County, Texas. Said 11.13 acre tract being further described by metes and bounds as follows:

BEGINNING At a found concrete nail and cap at the intersection of the west right-of-way line of Probandt Street, an 86-foot right-of-way, and the north right-of-way line of Cevallos Street, a 55-foot right-of-way, also being the southeast corner of a 0.0067 acre dedication for right-of-way out of Lot 14, Block 4 N.C.B. 2568 recorded in Volume 4926, Pages 1007-1010 of the Official Public Records of Real Property of Bexar County, Texas, said deed used for bearing rotation;

Thence N 42°24'56"W, departing the right-of-way line Probandt Street, and the right-of-way line of Cevallos Street, a distance of 218.56 feet to a found ½" iron rod with cap marked "Pape-Dawson" at an angle point; Thence S 89°45'48"W, a distance of 56.90 feet to a found ½" iron rod with cap marked "Pape-Dawson" at an angle point in the south line of this tract;

Thence N 84°24'00"W, passing at 464.28 feet the northeast corner of Lot 26, being a part of a tract of land comprised of Lots 24, 25 and 26, Block 3, N.C.B. 2567 recorded in Volume 7910, Page 1391 of the Official Public Records of Real Property of Bexar County, Texas, and continuing along the north line of said tract of land for a total distance of 614.28 feet to a found ½" iron rod with cap marked "Pape-Dawson" in the northwest corner of said Lot 24 at an angle point in the south line of this tract;

Thence N 84°31'34"W, along and with the north line of Lots 22 and 23 of Block 3, N.C.B. 2567 recorded in Volume 2485 Pages 489-490 of the Official Public Records of Real Property of Bexar County, Texas a distance of 99.10 feet to a found ½" iron rod with cap marked "Pape-Dawson" at an angle point in the south line of this tract;

Thence N 82°34'11"W, along and with the north line of Lots 20 and 21 of Block 3, N.C.B. 2567 recorded in Volume 3015 Pages 325-326 of the Official Public Records of Real Property of Bexar County, Texas a distance of 99.09 feet to a found ½" iron rod at an angle point in the south line of this tract;

Thence N 82°41'48"W, along and with the north line of Lots 17, 18 and 19 of Block 3, N.C.B. 2567 recorded in Volume 7054 Page 1786 of the Official Public Records of Real Property of Bexar County, Texas a distance of 147.11 feet to a found ½" iron rod with cap marked "Pape-Dawson" at an angle point in the south line of this tract;

Thence N 83°30'50"W, along and with the north line of Lots 15 and 16 of Block 3, N.C.B. 2567 recorded in Volume 7054 Page 1786 of the Official Public Records of Real Property of Bexar County, Texas, and continuing across a 25 foot alley for a total distance of 172.16 feet to a found ½" iron rod at an angle point in the south line of this tract, said iron rod also being the southeast corner of an 1.186 acre tract conveyed to CAN Industries in Volume 5539 Pages 1308-1310 of the Official Public Records of Real Property of Bexar County, Texas;

Thence N 08°30'00"E, along and with the east line of the said 1.186 acre tract a distance of 101.37 feet to a found "+" in concrete for an angle point;

Thence N 77°48'15"W, along and with the north line of the said 1.186 acre tract a distance of 459.39 feet to a set nail in concrete in the east right-of-way line of South Flores Street, an 80 foot right-of-way, for the southwest corner of this tract;

Thence N 04°13'00"E, along and with the east right-of-way line of South Flores Street a distance of 288.07 feet to a found ½" iron rod with cap marked "Pape-Dawson";

Thence parallel and offset 25 feet south of the centerline of the main track of the Del Rio Subdivision of the Union Pacific Railroad Company, as now constructed and operated, the following calls and distances:

- 1) S 77°44'00"E, a distance of 894.28 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

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- 2) Easterly and southeasterly, with a curve to the right, said curve having a radius of 1738.18 feet, a central angle of $10^{\circ}34'12''$, a chord bearing and distance of S $72^{\circ}26'54''$ E, 320.21 feet, a distance of 320.66 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
 - 3) S $67^{\circ}09'48''$ E, a distance of 208.53 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of curvature;
 - 4) Southeasterly with a curve to the right, said curve having a radius of 649.69 feet, a central angle of $21^{\circ}54'44''$, a chord bearing and distance of S $56^{\circ}12'56''$ E, 246.95 feet, an arc length of 248.46 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
 - 5) S $45^{\circ}15'04''$ E, a distance of 51.42 to a found $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" in the west right-of-way line of Probandt Street;
- Thence S $29^{\circ}53'00''$ E, along and with the west right-of-way line of Probandt Street a distance of 259.54 feet to the **POINT OF BEGINNING**.

Containing an area of 11.13 acres, more or less.

FILE 8662 PRO 320

Office of Real Estate
Omaha, Nebraska
October 3, 2000

Written by: LEF
1850-42.lgl.

