

AN ORDINANCE 2008-03-20-0234

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 17.756 acres out of NCB 17639 from "R-6" Residential Single-Family 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 30, 2008.

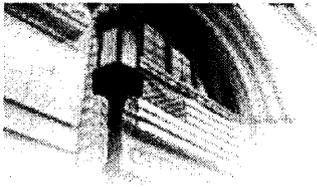
**PASSED AND APPROVED** this 20<sup>th</sup> day of March, 2008.

*Mary Alice P. Cisneros*

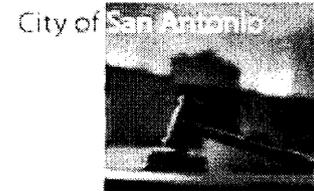
for M A Y O R  
PHIL HARDBERGER

ATTEST: *Suzanne M. West*  
City Clerk

APPROVED AS TO FORM: *Jesse Quiñones*  
City Attorney

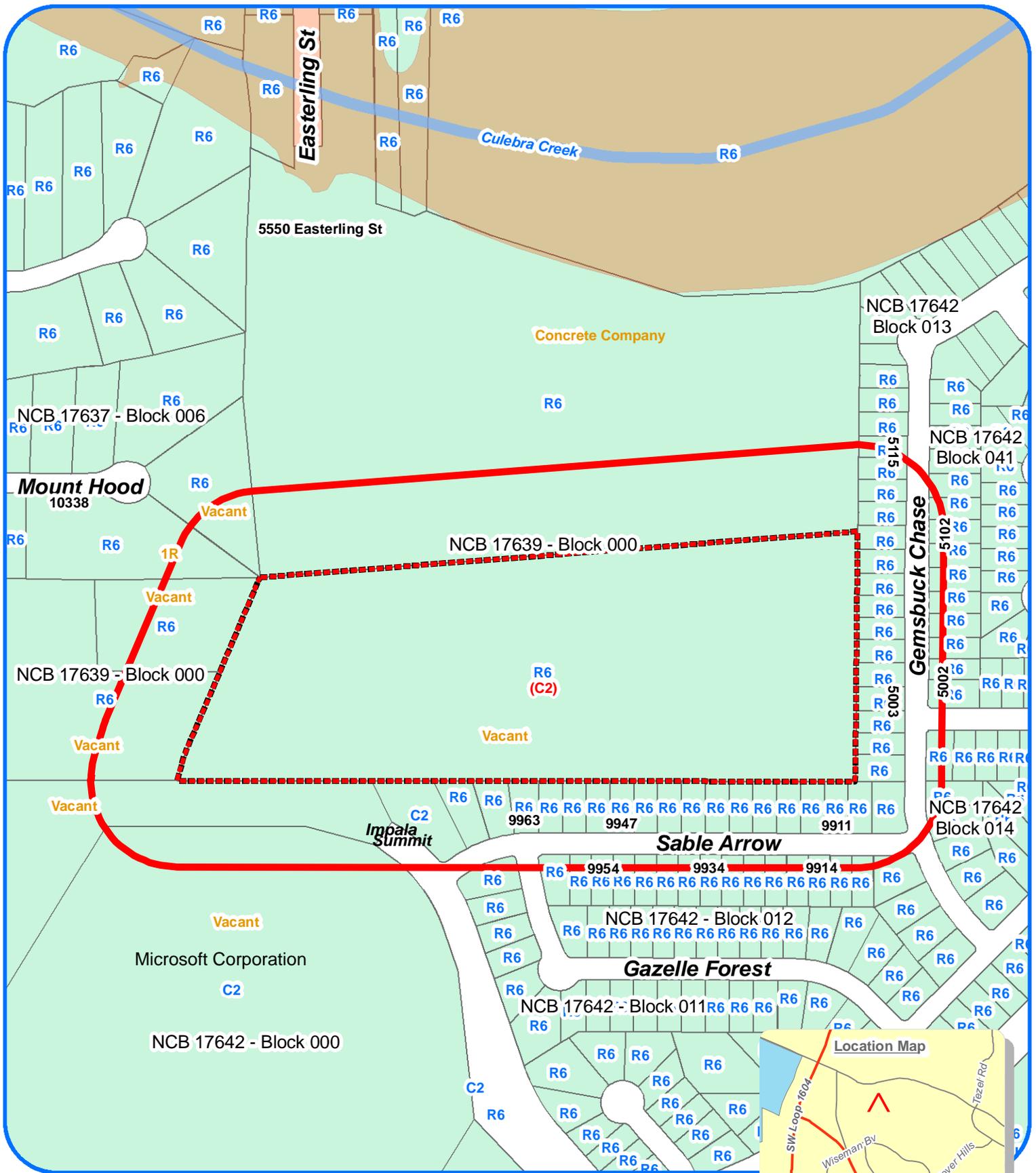


Request for  
**COUNCIL**  
ACTION



## Agenda Voting Results - Z-8

<b>Name:</b>	Z-8						
<b>Date:</b>	03/20/2008						
<b>Time:</b>	04:00:49 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2008055 (District 6): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 17.756 acres out of NCB 17639, Impala Summit, North of Wiseman Boulevard as requested by Earl & Associates, P. C., Applicant for Bendicion Land Development Company, LLC, Owner. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



# Zoning Case Notification Plan

## Case Z-2008-055

Council District 6

Scale: 1" approx. = 300'

Subject Property Legal Description(s): A Portion of Parcel P-213 - NCB 17639 - Block 000

### Legend

- Subject Property  (17.756 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept  
(12/12/2007)

22 1712  
Z2008055

**SouthCentral Surveyors of Texas**

1514 S. Presa, San Antonio, Texas, 78210

PH: 210.534.6700 Fax: 210.534.9673

**FIELD NOTES FOR  
17.756 ACRES OF LAND**

July 19, 2007

\* Being 17.756 Acres of Land, consisting of a 5.857 acre tract of land, recorded in Volume 12834, Page 1946 Deed Records of Bexar County, Texas, an 11.199 acre tract of land and a 0.700 of an acre tract of land, being a 60' Right of Way, as per Survey Drawing dated December 28, 2001 prepared by E. Y. Beaver R.P.L.S. No. 43818, being out of a 42.63 acre tract of land recorded in Volume 1421, Page 280, Deed Records of Bexar County, Texas, being out of the G. W. Lewis Survey No. 189, County Block 4416 recorded in Deed dated 6/5/59, conveyed to Clarence W. Peavey and wife, Blanche E. Peavey from WD w/VL from Gertrude A. Kuentz, and being more particularly described as follows;

**COMMENCING:** Texas Highway Monument found, on the South Right of Way of Culebra Road (F.M. 471), being on the north property line of a 4.133 acre tract of land recorded in Volume 4811, Page 171, Deed Records of Bexar County, Texas, the following course: N 75°57'39" E, a distance of 64.63 feet to a non tangent curve to the left; thence; along non tangent curve having a chord bearing of N 83°10'46" E, a chord length of 152.31', a radius of 1,492.39' and an arc length of 152.38', being the northwest corner of Lot 8, Mountaineer Subdivision Unit 1, Recorded in Volume 4305, Page 109 Deed and Plat Records of Bexar County, Texas, thence; S 01°58'23" E a distance of 532.38', thence; S 02°52'30" E a distance of 158.61', thence; S 20°03'30" E a distance of 26.03', thence; S 05°32'30" E a distance of 96.80', thence; S 01°31'30" E a distance of 103.30', thence; S 01°54'10" E a distance of 170.90', thence; S 00°57'00" E a distance of 324.62', thence; S 00°13'47" E a distance of 412.35', to a ½" iron rod set, being the southeast corner of Lot 23, Mountain View Acres, recorded in Volume 3975, Page 273, Deed and Plat Records of Bexar County, Texas for the **POINT OF BEGINNING** and the Northwest corner of this tract;

**THENCE:** N 85°45'59" E, a distance of 1,388.05 feet to a ½" iron rod found, being the northwest corner of Lot 30 and the southwest corner of Lot 31, Westover Valley, Unit-2A, recorded in Volume 9566, Page 218, Deed and Plat Records of Bexar County, Texas for the Northeast corner of this tract;

**THENCE:** S 00°45'13" W, along the common boundary line of said Westover Valley, Unit-2A, a distance of 580.83 feet to a ½" iron rod found, being the southwest corner of Lot 20 of said Westover Valley, Unit-2A, and being on the north property line of Lot 18, Westover Valley, Unit-1, recorded in Volume 9562, Page 166-169, Deed and Plat Records of Bexar County, Texas for the Southeast corner of this tract;

**THENCE:** N 89°43'15" W, along the common boundary line of said Westover Valley, Unit-1, a distance of 625.60 feet to a ½" iron rod set, for an angle point of this tract;

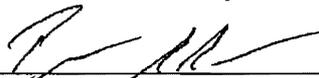
**EXHIBIT A**

**THENCE:** N 89°43'59" W, along the common boundary line of said Westover Valley, Unit-1, passing at a distance of 489.08 feet a ½" iron rod found, being the northwest corner of Lot 1, Westover Valley Unit-1, and continuing an overall distance of 944.52 feet to a ½" iron rod found, being on the north property line of a 43.95 acre tract of land recorded in Volume 12807, Page 1603 Deed Records of Bexar County, Texas and being the southeast corner of a 6.68 acre tract of land recorded in Volume 7307, Page 347 Deed Records of Bexar County, Texas, for the Southwest corner of this tract;

**THENCE:** N 16°59'28" E, along the common boundary line of said 6.68 acre tract of land, a distance of 64.81 feet to a ½" iron rod found, for an angle point of this tract;

**THENCE:** N 23°06'59" E, along the common property line of Tract I and II, recorded in Volume 11118, Page 2294, Deed Records of Bexar County, Texas, a distance of 444.58 feet to the **POINT OF BEGINNING** and containing 17.756 acre of land more or less as surveyed on the ground.

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 7-2093-001

A drawing of even job number  
and date was also prepared



Z2008055

Affidavit of Publisher

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: 17.756 acres out of NCB 17639 TO WIT: From "R-6" Residential Single-Family District to "C-2" Commercial District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
3/25

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 2008-03-20-0234 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/25/2008.

*Helen I. Lutz*

Sworn to and subscribed before me this 25th day of of March, 2008.

*Martha L. Machuca*

