

AN ORDINANCE 2011-06-16-0516

**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 after notice and publication 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 2.8306 acres out of NCB 16390 from "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District and "PUD C-3 GC-1 MLOD" Planned Unit Development General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District to "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "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.

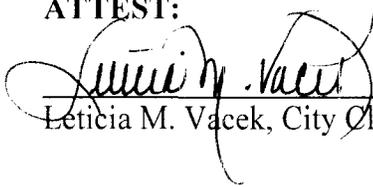
**SECTION 5.** This ordinance shall become effective June 26, 2011.

**PASSED AND APPROVED** this 16<sup>th</sup> day of June 2011.



**M A Y O R**  
**Julián Castro**

**ATTEST:**



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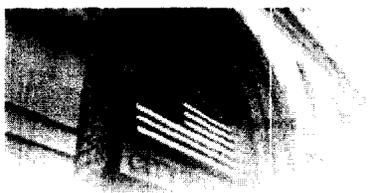
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



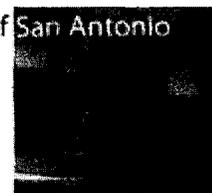
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for  
Michael D. Bernard, City Attorney



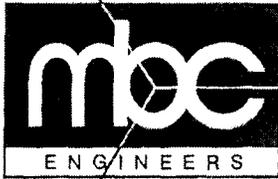
Request for  
**COUNCIL**  
 ACTION

City of San Antonio



## Agenda Voting Results - Z-1

<b>Name:</b>	P-1, Z-1, P-2, Z-2, Z-3, P-3, Z-6, Z-7, Z-11, P-7						
<b>Date:</b>	06/16/2011						
<b>Time:</b>	05:51:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2011119 (District 8): An Ordinance amending the Zoning District Boundary from "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District and "PUD C-3 GC-1 MLOD" Planned Unit Development General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District to "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District on 2.8306 acres out of NCB 16390 located on the 25000 Block of IH 10 West. Staff and Zoning Commission recommend approval pending the plan amendment.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				x
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

METES AND BOUNDS  
DESCRIPTION OF

Z2011119

A 1.7229 ACRE (75,049 SQUARE FEET) TRACT OF LAND BEING ALL OF LOT 11, BLOCK 3 NEW CITY BLOCK 16390 AND A PORTION OF LOT 12, BLOCK 3 NEW CITY BLOCK 16390 OF THE RIALTO VILLAGE P.U.D. AS RECORDED IN VOLUME 9602, PAGE 150-151 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- BEGINNING:** At a point, said point being the northwest corner of said Lot 11, Block 3, New City Block 16390, and being the northeast corner of said Lot 12, Block 3, New City Block 16390 (Plat Reference: Volume 9602, Page 150 - 151) said point also being on south line of Lot 901, Block 3, New City Block 163900 (Plat Reference: Volume 9602, Page 150-151) said point also being on south line of Lot 901, Block 3, New City Block 163900 (Plat Reference: Volume 9602, Page 150-151);
- THENCE:** N 59°24'00" E, 132.37 feet, leaving the east line of said Lot 12, Block 3, New City Block 16390 and along and with the south line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a curve to the right;
- THENCE:** 16.26 feet, along and with said curve to the right, having a radius of 15.00 feet, a central angle of 62°07'37" and a chord bearing and distance of S 89°32'10" E, 15.48 feet, to a point, at a point of curvature of a reverse curve to the left, said point also being on the south line of Lot 999, Block 3, New City Block 16390;
- THENCE:** 36.47 feet, along and with said Lot 999, Block 3, New City Block 16390 and said curve to the left, having a radius of 58.00 feet, a central angle of 36°01'51" and a chord bearing and distance of S 76°29'19" E, 35.88 feet, to a point, at a point of curvature of a curve to the right;

- THENCE: 17.22 feet, along and with said curve to the right, having a radius of 15.00 feet, a central angle of  $65^{\circ}47'07''$  and a chord bearing and distance of  $S 61^{\circ}36'41'' E$ , 16.29 feet, to a point, at a point of tangency, said point also being on the southwest line of said Lot 901, Block 3, New City Block 16390;
- THENCE:  $S 28^{\circ}43'08'' E$ , 164.02 feet, along and with the south west line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a curve to the left;
- THENCE: 1.71 feet, along and with the southwest line of said Lot 901, Block 3, New City Block 16390 and said curve to the left having a radius of 52.00 feet, a central angle of  $01^{\circ}52'52''$  and a chord bearing and distance of  $S 29^{\circ}39'34'' E$ , 1.71 feet, to a point, at a point of tangency;
- THENCE:  $S 30^{\circ}36'00'' E$ , 266.41 feet, along and with the southwest line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a curve to the left;
- THENCE: 62.16 feet, along and with the north line of said Lot 901, Block 3, New City Block 16390 and said curve to the right, having a radius of 26.00 feet, a central angle of  $136^{\circ}58'30''$  and a chord bearing and distance of  $S 37^{\circ}53'15'' W$ , 48.38 feet, to a point, at a point of tangency;
- THENCE:  $N 73^{\circ}39'58'' W$ , 152.49 feet, along and with the north line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a non-tangent curve to the left;
- THENCE: 3.12 feet, along and with the north line of said Lot 901, Block 3, New City Block 16390 and said curve to the left, having a radius of 52.00 feet, a central angle of  $03^{\circ}25'57''$  and a chord bearing and distance of  $N 75^{\circ}23'00'' W$ , 3.11 feet, to a point, at a point of tangency;

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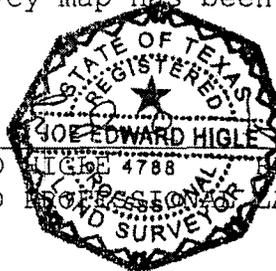
THENCE: N 77°05'58" W, 6.95 feet, along and with the north line of said Lot 901, Block 3, New City Block 16390, to a point;

THENCE: N 30°36'00" W, 152.32 feet, leaving the north line of said Lot 901, Block 3, New City Block 16390, to a point;

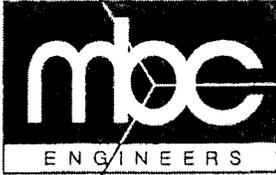
THENCE: S 59°24'00" W, 18.00 feet, to a point;

THENCE: N 30°36'00" W, 226.00 feet, to the **POINT OF BEGINNING** of this tract;

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.

  
JOE EDWARD HIGLE 4788 REG. NO. 4788  
REGISTERED PROFESSIONAL LAND SURVEYOR

29081-0879  
April 7, 2011  
JEH/rg



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METES AND BOUNDS  
DESCRIPTION OF

Z2011119

A 1.1077 ACRE (48,250 SQUARE FEET) TRACT OF LAND BEING A PORTION OUT OF LOT 9, BLOCKS 3, NEW CITY BLOCK 16390 AND A PORTION OUT OF LOT 10, BLOCK 3, NEW CITY BLOCK 16390, OF THE RIALTO VILLAGE P.U.D. AS RECORDED IN VOLUME 9602, PAGE 150-151, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a point, said point being southeast corner of said Lot 9, Block 3, New City Block 16390, said point also being the northeast corner of said Lot 10, Block 3, New City Block 16390 (Plat Reference: Volume 9602, Page 150-151) said point also being on the southwest line of Lot 901, Block 3, New City Block 16390;

THENCE: S 30°36'00" E, 67.76 feet, leaving the south line of said Lot 9, Block 3, New City Block 16390 and along and with the southwest line of said Lot 901, Block 3, New City Block 16390, to a point, said point being the POINT OF BEGINNING of this tract, said point also being at a point of curvature of a curve to the right;

THENCE: 17.3 feet, along and with said curve to the right, having a radius of 15.00 feet, a central angle of 66°05'56" and a chord bearing and distance of S 02°26'58" W, 16.36 feet, to a point, at a point of curvature of a reverse curve to the left, said point also being the west line of Lot 999, Block 3, New City Block 16390 (Plat Reference: Volume 9601, Page 150-151);

THENCE: 45.90 feet, along and with said Lot 999, Block 3, New City Block 16390 and said curve to the left, having a radius of 58.00 feet, a central angle of 45°20'31" and a chord bearing and distance of S 12°49'41" W, 44.71 feet, to a point, at a point of curvature of a reverse curve to the right;

THENCE: 18.13 feet, along and with said curve to the right, having a radius of 15.00 feet, a central angle of  $69^{\circ}14'35''$  and a chord bearing and distance of  $S 24^{\circ}46'42'' W$ , 17.04 feet, to a point, at a point of tangency, said point also being on the north line of said Lot 901, Block 3, New City Block 16390;

THENCE:  $S 59^{\circ}24'00'' W$ , 128.64 feet, along and with the north line of said Lot 901, Block 3, New City Block 16390, to a point;

THENCE:  $N 30^{\circ}26'00'' W$ , 168.13 feet, leaving the north line of said Lot 901, Block 3, New City Block 16390, to a point, said point being on the east line of said, Lot 901, Block 3, New City Block 16390;

THENCE:  $N 02^{\circ}33'47'' E$ , 79.21 feet, along and with the east line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a curve to the right;

THENCE: 6.37 feet, along and with the east line of said Lot 901, Block 3, New City Block 16390 and said curve to the right, having a radius of 26.00 feet, a central angle of  $14^{\circ}02'53''$  and a chord bearing and distance of  $N 09^{\circ}35'16'' E$ , 6.36 feet, to a point, at a point of tangency;

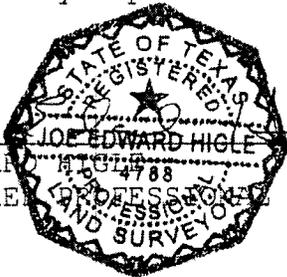
THENCE:  $N 16^{\circ}36'43'' E$ , 124.31 feet, along and with the east line of said Lot 901, Block 3, New City Block 16390, to a point, at a point of curvature of a curve to the right;

THENCE: 60.26 feet, along and with said Lot 901, Block 3, New City Block 16390 and said curve to the right, having a radius of 26.00 feet, a central angle of  $132^{\circ}47'19''$  and a chord bearing and distance of  $N 83^{\circ}00'21'' E$ , 47.65 feet, to a point, at a point of tangency;



THENCE: S 30°30'00" E, 248.79 feet, along and with the southwest line of said Lot 901, Block 3, New City Block 16390, to the POINT OF BEGINNING of this tract;

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.


  
 JOE EDWARD HIGLE REG. NO. 4788
   
 REGISTERED PROFESSIONAL LAND SURVEYOR

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