

AN ORDINANCE 2007-03-01-0257

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 16.44 acres out of NCB 18096, NCB 18097 and NCB 18102 from “BP” Business Park to “R-4” (CD-Townhomes) Residential Single Family District with a conditional use for Townhomes.

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. The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council finds that residential density shall not exceed 18 units per gross acre to insure compatibility with the surrounding properties.

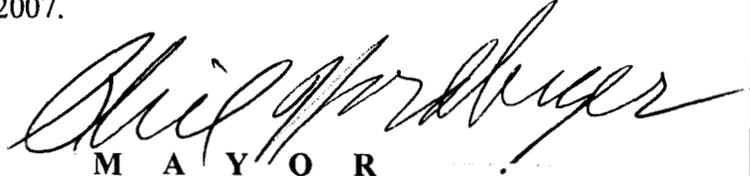
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 6. 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.

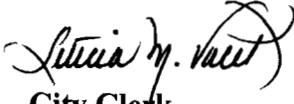
SECTION 7. This Ordinance shall become effective on March 11, 2007.

PASSED AND APPROVED this 1st 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		

72006273



Seda Consulting Engineers, Inc.
6735 I.H. 10 West
San Antonio, TX 78201

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FAX: (210) 308-8842
E-MAIL:seda@satx.rr.com

Field Notes
For A
16.44 Acre Tract

Being a portion of Lot 1,2 & 3, Block 12, New City Block (N.C.B.) 18102 of the Rollingwood Estates Subdivision Unit 3 according to the map or plat therein recorded in Volume 2805, Page 2 Deed and Plat Records of Bexar County, Texas, and a portion of Lot 7-15, Block 6, N.C.B. 18096 and Lots 15,16 and a portion of Lot 14, and 17-22 Block 7, N.C.B. 18097, Rollingwood Estates Subdivision Unit 2 according to the map or plat therein recorded in Volume 2575, Page 295 Deed and Plat Records of Bexar County, Texas.

Point Of Commencing: at a found Iron Pipe located on the most Southwest corner of the Rollingwood Estates Unit 3 Lot 4 Block 12 N.C.B 18102, recorded therein Volume 2805, Page 2 Deed and Plat Records of Bexar County, Texas, with a bearing N 45°57'05"W 413.52 feet to a point then along and with the property line Northeasterly with a bearing of N 48°28'10"E with a distance of 70.16 feet to a point being **The Point of Beginning**

Thence: with the northeasterly line of said parcel of land with a bearing N 48°28'10"E with a distance of 230.22 feet to a point, N 48°43'20"E with a distance of 180.78 feet to a point, N 48°25'55"E with a distance of 883.35 feet to a point, S 48°13'07"E with a distance of 263.63 feet to a point beginning a curve to the left with a radius of 734.83 with a delta angle 17°26'31" and a cord bearing S 56°56'22"E and distance of 222.83 feet to a point, N 42°09'14"E with a distance of 858021.21 feet to a point continuing Northwest with a curve to the left with a radius of 674.65 with a delta angle 16°38'54" and a cord bearing N 57°20'11"W and distance of 195.34 feet to a point and continuing with a curve to the left with a radius of 730.00 with a delta angle 16°14'14" and a cord bearing N 59°02'25"W and distance of 206.28 feet to a point, N 88°51'19"W with a distance of 230.71 feet to a point Northwest with a curve to the right with a radius of 672.90 with a delta angle 17°42'00" and a cord bearing S 80°00'19"E and distance of 207.05 feet to a point being the **Point of Beginning** an containing 16.44 Acres of land.

EXHIBIT A

