

AN ORDINANCE 2009-10-15-0842

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 a 5.797 acres out of NCB 17635 and 18295 from "C-3" General Commercial District to "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 Planning and 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 October 25, 2009.

PASSED AND APPROVED this 15th day of October 2009.

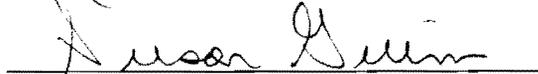


M A Y O R
JULIÁN CASTRO

ATTEST:

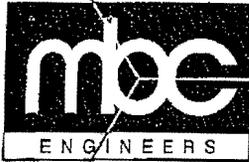

City Clerk

APPROVED AS TO FORM:



For City Attorney

Z2009109



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

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

METES AND BOUNDS
DESCRIPTION OF

A 5.797 ACRE TRACT (252,526 SQUARE FEET) OUT OF A CALLED 22.078 ACRE TRACT AS RECORDED IN VOLUME 13095, PAGE 2004, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, SITUATED IN NEW CITY BLOCK 17635, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- COMMENCING:** At a found mag nail on the north right-of-way line of Culebra Road (a 100 foot public right-of-way) Deed Reference: Volume 4041, Page 491; said mag nail also being the southernmost corner of said 22.078 acre tract and the southernmost corner of this tract and being on the west line of a called 4.18 acre tract Deed Reference: Volume 8352, Page 2044, Deed and Plat Records, Bexar County, Texas;
- THENCE:** N 66°25'07" W, 41.09 feet, along and with said north right-of-way line of Culebra Road to a point of curvature of a curve to the left;
- THENCE:** 241.31 feet, along and with said curve and north right-of-way line of Culebra Road which has a central angle of 01°12'01", a radius of 11,519.16 feet, a chord bearing and distance of N 67°01'05" W, 241.31 feet to a found ½" iron rod and cap "MBC", to a point of tangency;
- THENCE:** N 67°37'07" W, 232.56 feet, continuing along and with said north right-of-way line of Culebra Road to a set ½" iron rod and cap "MBC", to the POINT OF BEGINNING of this tract;
- THENCE:** N 67°37'07" W, 179.47 feet, continuing along and with said north right-of-way line of Culebra Road to a found mag nail;
- THENCE:** N 22°22'53" E, 7.50 feet, departing said north right-of-way line of Culebra Road to a point of curvature of a curve to the left;

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THENCE: 380.92 feet, along and with said curve to the left which has a central angle of $90^{\circ}00'00''$, a radius of 242.50 feet, a chord bearing and distance of $N 22^{\circ}37'07'' W$, 342.95 feet to a point of tangency;

THENCE: $N 67^{\circ}37'07'' W$, 462.50 feet to a found mag nail said call being 20 feet parallel from the existing southeast right-of-way line of F.M. 1560;

THENCE: $N 23^{\circ}38'37'' E$, 446.73 feet to a found $\frac{1}{2}$ " iron rod and cap "MBC" said call being 20 feet parallel from the existing southeast right-of-way line of F.M. 1560;

THENCE: $S 40^{\circ}32'07'' E$, 143.34 feet to a point;

THENCE: $S 13^{\circ}53'25'' E$, 94.18 feet to a point;

THENCE: $S 57^{\circ}17'06'' E$, 194.89 feet to a point;

THENCE: $S 32^{\circ}45'53'' E$, 151.80 feet to a point;

THENCE: $S 39^{\circ}06'15'' E$, 224.08 feet to a point;

THENCE: $S 48^{\circ}06'01'' E$, 127.73 feet to a point;

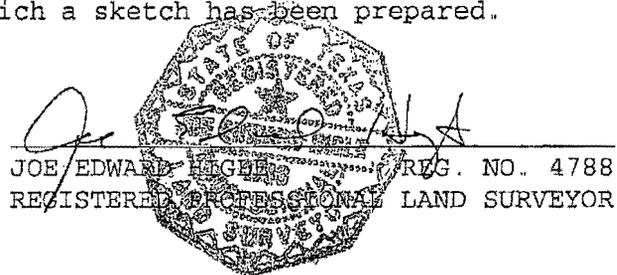
THENCE: $S 14^{\circ}34'30'' E$, 154.12 feet to a point;

THENCE: $S 25^{\circ}48'19'' W$, 133.00 feet to a point;

THENCE: $S 66^{\circ}10'59'' W$, 39.02 feet, to the POINT OF BEGINNING of this tract;

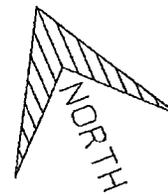
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I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description represents the results of a survey made on the ground, by the firm of Macina, Bose, Copeland and Associates, Inc., of which a sketch has been prepared.

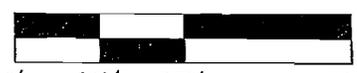


#29287-0573
August 31, 2009
JEH/JJA/yyd

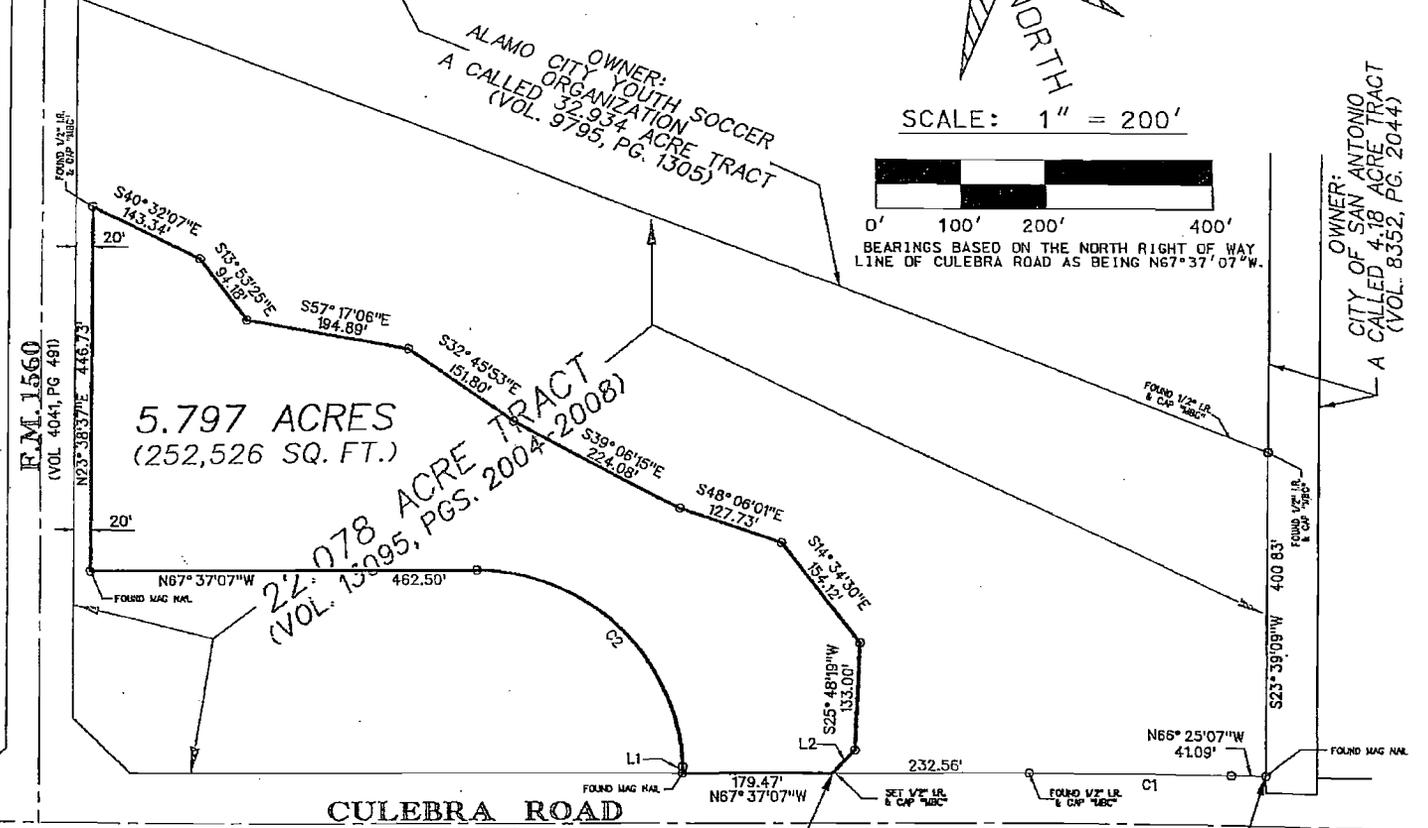
Z2009109



SCALE: 1" = 200'



BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF CULEBRA ROAD AS BEING N67°37'07"W.



R.M. 1560
(VOL. 4041, PG. 491)

5.797 ACRES
(252,526 SQ. FT.)

22.078 ACRE TRACT
(VOL. 13095, PGS. 2004-2008)

ALAMO CITY OWNER:
ORGANIZATION
A CALLED 32.934 ACRE TRACT
(VOL. 9795, PG. 1305)

CITY OF SAN ANTONIO
OWNER:
A CALLED 4.18 ACRE TRACT
(VOL. 8352, PG. 2044)

CULEBRA ROAD
(F.M. 471)
(VOL. 10236, PG. 31)

POINT OF BEGINNING

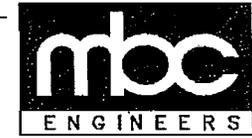
POINT OF COMMENCING

LINE TABLE		
NO.	BEARING	LENGTH
L1	N22°22'53"E	7.50'
L2	S66°10'59"W	39.02'

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	11519.16'	01°12'01"	120.66'	241.31'	N67°01'05"W	241.31'
C2	242.50'	90°00'00"	242.50'	380.92'	N22°37'07"W	342.95'



JOE E. HAGLE R.P.L.S. No. 4788



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

DESIGN JEH
DRAWN JJA
DATE 08-31-09

SHEET 4 OF 4 JOB NO. 30119-0573

P:\0573\30119-1560\Apartments\Design\30119s4.dgn JJA endd 8/31/2009 1:04:10 PM

Agenda Item:	Z-6 (in consent vote: Z-2, Z-6, Z-10, Z-11)						
Date:	10/15/2009						
Time:	03:57:17 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2009109 (District 6): An Ordinance amending the Zoning District Boundary - from "C-3" General Commercial District to "MF-33" Multi-Family District on 5.797 acres out of NCB 17635 and 18295 located at Culebra Road and FM 1560 North. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				