

ORDINANCE 2022-06-16-0484

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 Lot 1, Block 1, NCB 18008 and Lot P-19 save and exempt 0.648 acres, NCB 15663 from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District.


SECTION 2. A description of the 0.648 acres which is saved and excepted in Section 1, 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 June 26, 2022.

PASSED AND APPROVED this 16th day of June, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Zoning & Land Use Session Meeting June 16, 2022

27.

2022-06-16-0484

ZONING CASE Z-2022-10700098 (Council District 7): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663, located at 10865 West Loop 1604 North. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600031)

Councilmember Castillo moved to approve. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage

Absent: Sandoval, Pelaez, Perry

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 0.648 acre, or 28,241 square feet more or less, tract of land out of that called 15.844-acre tract (Tract I) described in deed to Bullish Resources, Inc. recorded in Volume 17875, Pages 1417-1422 of the Official Public Records of Real Property, Bexar County, Texas, out of the Frick Survey No. 426, Abstract 249, County Block 4476, now in New City Block 15663, of the City of San Antonio, Bexar County, Texas. Said 0.648 of an-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point, on the northwest right-of-way line of F.M. Loop 1604, a variable width public right-of-way, 300-foot minimum, the east corner of said called 15.844-acre tract, same being the south corner of a called 11.838-acre tract recorded in Volume 12244, Pages 1508-1512 of the Official Public Records of Real Property, Bexar County, Texas, from which a found iron rod with a cap marked "RPLS" at the east corner of said called 11.838-acre tract bears N 40°35'06" E, a distance of 212.22 feet;

THENCE: S 40°35'06" W; with the northwest right-of-way line of said F.M. Loop 1604, same being the southeast line of said called 15.844-acre tract, a distance of 15.35 feet to a point;

THENCE: N 61°41'08" W, departing the northwest right-of-way line of said F.M. Loop 1604, over and across said called 15.844-acre tract, a distance of 1094.79 feet to a point;

THENCE: N 70°31'56" W, continuing over and across said called 15.844-acre tract, a distance of 785.81 feet to a point, on the southeast right-of-way line of Leslie Road, a variable width public right-of-way, 50-foot minimum, same being the northwest line of said called 15.844-acre tract;

THENCE: N 24°22'07" E, with the southeast right-of-way line of said Leslie Road, same being the northwest line of said called 15.844-acre tract, a distance of 15.06 feet to a found ½" iron rod, the west corner of the aforementioned called 11.838-acre tract, same being the north corner of said called 15.844-acre tract;

THENCE: S 70°31'56" E, departing the southeast right-of-way line of said Leslie Road, with the southwest line of said called 11.838-acre tract, same being the northeast line of said called 15.844-acre tract, a distance of 785.68 feet to a found ½" iron rod;

Prose Helotes Multi-Family
Job No. 9088-22
0.648 Acre

THENCE: S 61°41'08" E, continuing with the southwest line of said called 11.838-acre tract, same being the northeast line of said called 15.844-acre tract, a distance of 1099.21 feet to the POINT OF BEGINNING and containing 0.648 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9088-22 by Pape-Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 10, 2022
JOB NO. 9088-22
DOC. ID. N:\Survey22\22-9000\9088-22\Word\9088-22 ZN_0.648 AC.docx

