

ORDINANCE 2022-11-03-0857

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 8.784 acres out of CB 4167A, located at 3670 South Loop 1604 East, from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District.

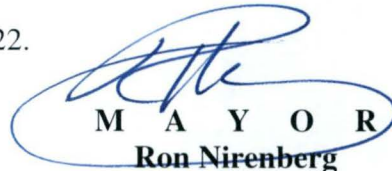
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 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 November 13, 2022.

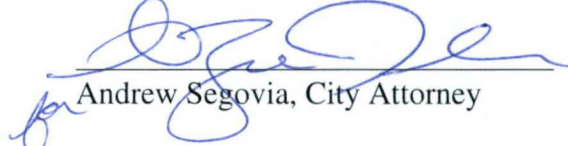
PASSED AND APPROVED this 3rd day of November, 2022.


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 Meeting November 3, 2022

7.

2022-11-03-0857

ZONING CASE Z-2022-10700251 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 8.784 acres out of CB 4167A, located at 3670 South Loop 1604 East. Staff and Zoning commission recommend Approval.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Pelaez, Courage, Perry

Absent: Rocha Garcia, Sandoval

Exhibit “A”

STATE OF TEXAS §
COUNTY OF BEXAR §



TRACT I

BEING A 8.784 ACRE TRACT SITUATED IN THE MANUAL DE LUNA SURVEY NUMBER 3, ABSTRACT NUMBER 8 BEXAR COUNTY, TEXAS AND BEING A PORTION OF LOT 2, COUNTY BLOCK NUMBER 4167 OF THE IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS (DPR) OUT OF AN 11.017 ACRE TRACT DESCRIBED IN WARRANTY DEED TO RON AND VANESSA, LLC RECORDED IN DOCUMENT NUMBER 20210276701 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS (OPR), SAID 8.784 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 8.784 acre tract, the southwest corner of the 6.989 acre tract described in deed to Straightline Properties recorded in Document Number 20150201549 OPR and the existing east line of Lot 6 of said Ivy Subdivision;

THENCE South 76°23'28" East 337.13 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for the northeast corner of this 8.784 acre tract and on the south line of said Straightline 6.989 acres;

THENCE through said 11.017 acre tract, the following seven (7) courses and distances:

South 13°36'32" West 180.08 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 36°02'59" East 15.64 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 74°36'32" East 154.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 19°00'23" West 60.12 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

North 74°36'32" West 71.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 22°18'19" West 110.81 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" for an angle point;

South 74°36'32" East 228.20 feet to a 1/2 inch iron rod set with cap stamped "RPLS 6500" in the existing west Right-of-Way of Gus McCrae Lane (an 86 foot Right-of-Way), for an angle point;

THENCE South 19°00'23" West 324.82 feet to a 1/2 inch iron rod found for the southeast corner of this herein described 8.784 acre tract and on the existing west Right-of-Way of said Gus McCrae Lane;


THENCE North 76°23'28" West 713.08 feet with the south line of this 8.784 acre tract said 11.017 acre tract, to a 1/2 inch iron rod found for the southwest corner of this herein described 8.784 acre tract, on the east line of said Lot 6;

Exhibit "A"

THENCE North 22°18'19" East 700.70 feet with the west line of this 8.784 acre tract and said 11.017 acre tract and the east line of said Lot 6, to the **POINT OF BEGINNING** and containing 8.784 acres of land.

BASIS OF BEARINGS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


Cory Blake Silva
RPLS No. 6500
August 16, 2022
Job No. 220314902 – TR-I
TBPELS Firm No. 14041294

