

ORDINANCE 2022-08-18-0629

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 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 1.687 acres out of NCB 14862, generally located in the 6400 block of Babcock Road, from "C-2" Commercial District to "PUD R-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet.

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 approves this Planned Unit Development so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective August 28, 2022.


PASSED AND APPROVED this 18th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


fa Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 18, 2022

30.

2022-08-18-0629

ZONING CASE Z-2022-10700119 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "PUDR-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet on 1.687 acres out of NCB 14862, generally located in the 6400 block of Babcock Road. Staff and Zoning Commission recommend Approval. (Continued from August 4, 2022)

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrdá, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”

LEGAL DESCRIPTION
For a 1.687 Acre Tract of Land

BEING A 1.687 ACRE TRACT OF LAND OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, NEW CITY BLOCK (NCB) 14862, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 3.396 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED NOVEMBER 10, 2020 TO MELLAD GROUP, LLC, RECORDED IN DOCUMENT NO. 20200273384, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.); SAID 1.687 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod found (N=13,748,497.06, E=2,091,305.55) on the south right-of-way (ROW) line of Spring Time Drive, a variable width ROW, being the northeast corner of said 3.396 acre tract and the northwest corner of Lot 50, Block 29, NCB 16842, Babcock Place Subdivision Unit 25-B, a subdivision recorded in Volume 9100, Page 10, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), for the northeast corner of the herein described tract;

THENCE, S. 09°12'09" E, leaving the south ROW line of Spring Time Drive, with the common line between said 3.396 acre tract and said Block 29, NCB 16842 of said Babcock Place Subdivision Unit 25-B, a distance of **404.07 feet** to a 5/8" iron rod found on the north line of Lot 4, Block 3, N.C.B. 14862, University Baptist Subdivision, a subdivision recorded in Volume 9620, Page 20 of said D.P.R.B.C.T., being the southeast corner of said 3.396 acre tract and the southwest corner of Lot 46, Block 29, N.C.B. 16842 of said Babcock Place Subdivision Unit 25-B, for the southeast corner of the herein described tract;

THENCE, S. 89°00'40" W., with the common line between said 3.396 acre tract and said Lot 4, Block 3, a distance of **212.02 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for the southwest corner of the herein described tract;

THENCE, departing the north line of said Lot 4, Block 3, across said 3.396 acre tract, the following two (2) courses:

- 1) **N. 00°59'20" W.**, a distance of **236.94 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for an angle point;
- 2) **N. 09°12'09" W.**, a distance of **152.36 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set on the south ROW line of Spring Time Drive and the north line of said 3.396 acre tract, for the northwest corner of the herein described tract;

THENCE, Easterly, with the south ROW line of Spring Time Drive and the north line of said 3.396 acre tract, the following two (2) courses:

- 1) **S. 89°54'46" E.**, a distance of **30.37 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a curve to the left;

Exhibit "A"

- 2) Along said curve to the left having a radius of **690.00 feet**, a central angle of **12°10'04"**, a chord which bears, **N. 84°00'17" E., 146.26 feet**, and an arc distance of **146.53 feet** to the **POINT OF BEGINNING** and containing 1.687 acres of land.

Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(2011).

All distances are surface values using a scale factor of 1.00017.

This legal description is accompanied by a separate plat of even date.

Surveyed on the ground the 8th day of June, 2022.



Gregorio Lopez, Jr.
Gregorio Lopez, Jr., RPLS #5272



LOCATION MAP
NTS

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°10'04"	690.00'	146.53'	N84°00'17"E	146.26'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°54'46"E	30.37'

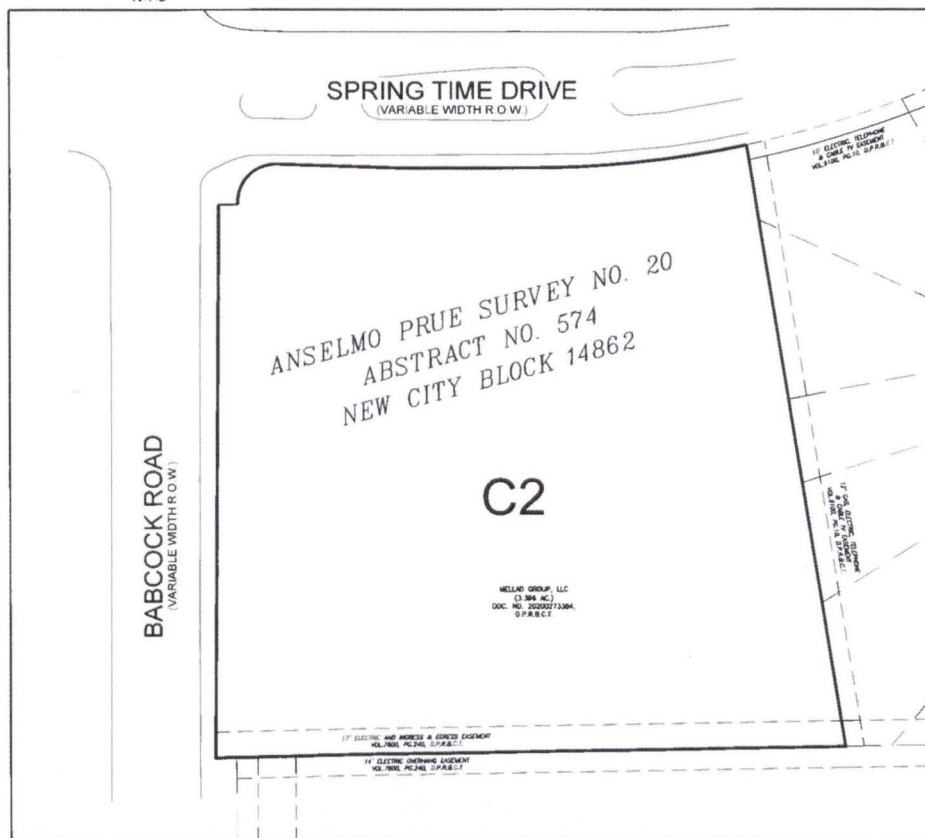
LEGEND	
●	5/8" IRON ROD FOUND
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN PROPERTY CORNER" SET
D.P.R.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
()	RECORD INFORMATION



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223
TBPELS Registration No. F-1712
TBPELS Registration No. 10020900

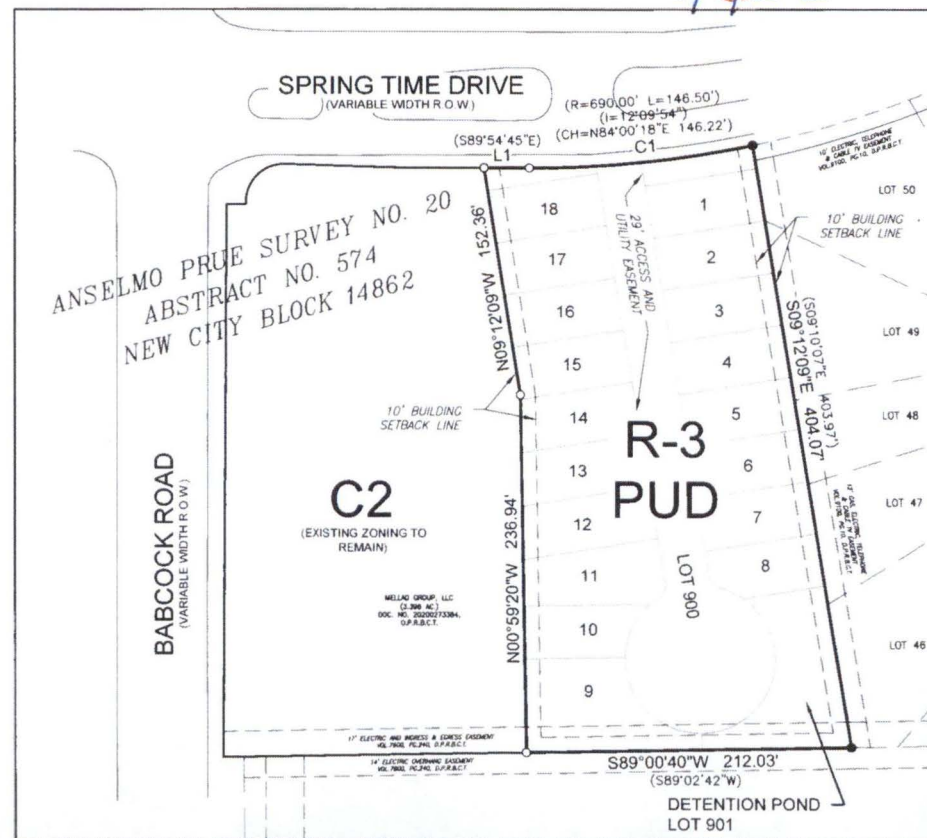


PAGE 3 OF 3



EXISTING SITE ZONING

SCALE: 1" = 80'



PROPOSED SITE ZONING

SCALE: 1" = 80'

DATE: 06/02/22
DWG BY: JML

Exhibit ‘B’

Z-2022-10700119 PUD

1.687 acres

From: "C-2" Commercial District

To: "PUD R-3" Planned Unit Development Residential Single-Family District
with a Reduced Perimeter Setback of 10-feet

"I, Nike Nickmaram, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

Exhibit "B"

FIRST CUSTOM HOME
3834 Fredericksburg Road
San Antonio, Texas

PRELIMINARY

FOR REVIEW ONLY
Not for construction,
marketing or permit purposes

Signature: **BAI MEDINA BAIN, INC.**

HEIDI J. JAMES 06.01.2022
P.E. No. 93831 Date

REVISIONS:

SHEET TITLE
REZONING
SITE PLAN

DATE
06.01.2022

PROJECT NUMBER
C-1563

DRAWN BY
NJ

SHEET NUMBER
C1

THE CITY BOX PROJECT
BARBCK ROAD AND SPRINGTIME DRIVE
SAN ANTONIO, TEXAS

PROJECT NUMBER: C-1563

PREPARED BY:
BAI MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
3079 San Pedro Avenue
San Antonio, Texas 78216
210.494-7223
TXS Reg. No. P-1212
TXS Reg. No. 0000000

