

AN ORDINANCE **2009-09-17-0758**

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 4.914 acres out of Block 16, NCB 1546 and Block 20, NCB 1551 from "MF-33" Multi-Family District to "C-3 NAS" General Commercial District with a Specific Use Authorization for a Correctional Facility (Transitional Home).

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 specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E.** The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City council approves this Specific Use Authorization 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 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 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 7. This ordinance shall become effective September 27, 2009.

PASSED AND APPROVED this 17th day of September 2009.

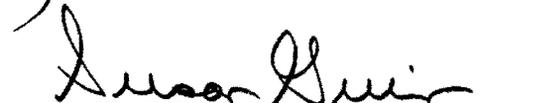


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:



City Attorney
For

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A 4.914 acre, or 214,070 square feet more or less, tract of land out of Block 20, New City Block (N.C.B.) 1551 recorded in Volume 653, Page 344 of the Deed Records of Bexar County, Texas, and out of 1.736 acre a tract recorded in Quitclaim Deed, in Volume 3831, Pages 938-940 of the Official Public Records of Bexar County, Texas, in New City Block (N.C.B.) 1551 in the City of San Antonio, Bexar County, Texas. Said 4.914 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson", on the north right-of-way line of Yucca Street, a 50-foot public right-of-way, recorded in Volume 72, Page 519 of the Deed Records of Bexar County, Texas, for the southeast corner of Lot 24, Block 15, Section 5, of the Grandview Addition to the City of San Antonio, New City Block 1549, as recorded in Volume 869, Page 256, of the Deed Records of Bexar County, Texas, the southwest corner of the 1.736 acre tract, and the southwest corner of this tract;

THENCE: N 00°25'00" W, with the west line of the 1.736 acre tract, a distance of 473.93 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for the northwest corner of this tract;

THENCE: N 89°50'00" E, across the 1.736 acre tract, and Block 20 a distance of 312.88 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for the northeast corner of this tract;

THENCE: Across Block 20, the following calls and distances;

S 38°47'57" E, a distance of 300.98 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 00°07'43" W, a distance of 236.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", in the north right-of-way line of Yucca Street, for the southeast corner of this tract;

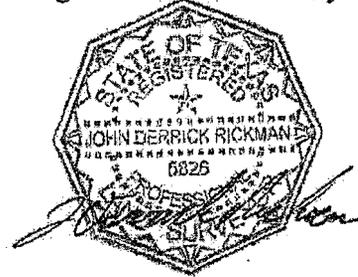
4.914 Acres
Job No.: 6743-03
Page 2 of 2

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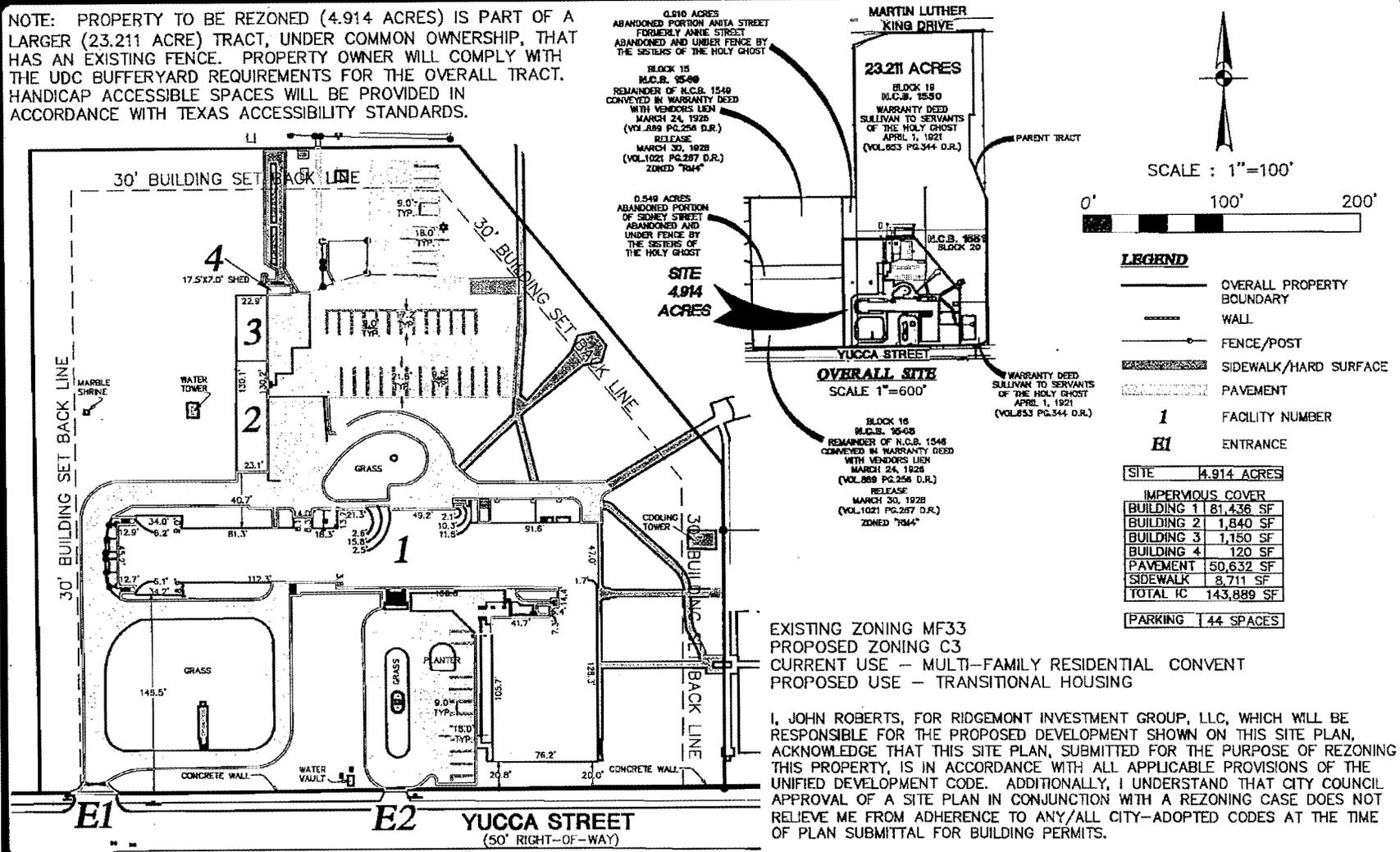
THENCE: S 89°35'00" W, with the north right-of-way line of Yucca Street, a distance of 497.50 feet to the POINT OF BEGINNING, and containing 4.914 acres in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC 663.21, 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: July 2, 2009
JOB NO. 6743-03
DOC. ID. N:\CIVIL\6743-03\FN6743-03 4.914 acre.doc



NOTE: PROPERTY TO BE REZONED (4.914 ACRES) IS PART OF A LARGER (23.211 ACRE) TRACT, UNDER COMMON OWNERSHIP, THAT HAS AN EXISTING FENCE. PROPERTY OWNER WILL COMPLY WITH THE UDC BUFFERYARD REQUIREMENTS FOR THE OVERALL TRACT. HANDICAP ACCESSIBLE SPACES WILL BE PROVIDED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS.



JOB NO. 7451-00
 DATE JULY 2009
 DESIGNER CCT
 CHECKED *** DRAWN MW
 SHEET 1 OF 1

**CROSSPOINTS
 CAMPUS PLAN
 ZONING EXHIBIT**



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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

720091305

EXHIBIT B

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNINTENTIONALLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.