SG/gg
05/05/2016
Z-9

CASE NO. Z2016094

AN ORDINANCE 2016-05-05-0332

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 2.559 acres of land out of NCB 11766 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay 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 May 15, 2016.

PASSED AND APPROVED this **5th** day of **May, 2016**.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-9**
Date:	05/05/2016
Time:	02:27:14 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016094 (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval. Zoning Commission recommendation forwarded as Denial due to failed motion.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				x

Z2016094

FORD ENGINEERING, INC.

Date: January 18, 2016
Project No: 2383.00

FIELD NOTES DESCRIPTION
2.559 Acres

A 2.559 acre tract of land situated in the Pinckney Caldwell Survey No. 83, Abstract No. 124, New City Block 11766, in the City of San Antonio, Texas, called to contain 2.56 acres of land conveyed to Sless Investments, LLC as described in a Special Warranty Deed in Volume 16379, Page 128 of the Official Public Records of Real Property of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with cap marked "MBC" found on the Southeastern line of Lot 5, Block 20 – Lockwest Apartments Subdivision, New City Block 11766, as shown on a plat recorded in Volume 9544, Page 6 of the Deed and Plat Records, for the Northernmost corner of Lot 4, Block 20, Walgreen's – West Avenue Subdivision, New City Block 11766, shown on a plat recorded in Volume 9537, Page 103 of the Deed and Plat Records of Bexar County, Texas, for the Westernmost Northwestern corner of this tract;

THENCE: N 41°23'11" E – 168.86 feet along the Southeastern line of the said Lockwest Apartments Subdivision to a ½ inch iron rod with cap marked "MBC" found for the Northeastern corner of that certain 1.293 acre tract of land originally conveyed to Bruno Salamone and Jami Salamone in Volume 15516, Page 2061 of the Official Public Records of Real Property of Bexar County, Texas, for a corner of the said 2.56 acre tract, being a corner of the remainder portion of Lisbon Drive as shown on the plat of Lockhill Estates, Unit 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas being that portion of Public Right of Way Interest quitclaimed by the City of San Antonio to Alex H. Halff, Howard A. Halff, Glenn A. Halff, Harry A. Halff and James A. Halff in Volume 7028, Page 1091 of the Official Public Records of Real Property of Bexar County, Texas for a corner of this tract;

THENCE: N 41°21'39" E – continuing along the Southeastern line of the said Lockwest Apartments Subdivision, a line of the remainder portion of said Lisbon Drive at 160.72 feet pass a ½ inch iron rod with cap marked "MBC" found for the Southeastern corner of the said Lockwest Apartments Subdivision on the Southwestern line of Anchor Drive (55' R.O.W. shown on the Lockwest Apartment Subdivision), **a distance in all of 165.70 feet** to a ½ inch iron rod with cap marked "MBC" found for on the Southwestern line of Anchor Drive (50' R.O.W. shown on the Lockhill Estates Unit 2 Subdivision) for the Northernmost corner of the said 2.56 acre tract, for the Northernmost corner of this tract;

THENCE: S 48°44'55" E – 332.54 feet along the Southwestern line of said Anchor Drive (50' R.O.W.) the Northeastern line of Lots 1, 2 and 3 Block 20 of the said Lockhill Estates, Unit 2 to a ½ inch iron rod found on the Northwestern line of West Avenue (73' R.O.W as shown in Volume 5870, Page 240 and Volume 6500, Page 162, Deed and Plat Records) for

Exhibit "A"

10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217 (210) 590-4777 FAX: 590-4940
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the Southeastern corner of said Lot 3, Block 20 – Lockhill Estates, Unit 2, the Southeastern corner of the said 2.56 acre tract, for the Southeastern corner of this tract;

THENCE: S 41°15'11" W – along the Northwestern line of said West Avenue, at 165.79 feet pass a ½ inch iron rod with cap marked "MBC" found for the Southwestern corner of said Lot 3, Block 20 – Lockhill Estates, the Southeastern corner of the said 1.293 acre tract, **a distance in all of 335.11 feet** to a ½ inch iron rod with cap marked "MBC" found for the Southwestern corner of the said 1.293 acre tract, the Southwestern corner of the said 2.56 acre tract, for the Southwestern corner of this tract;

THENCE: N 48°39'18" W – 333.24 feet along the Southwestern line of the said 1.293 acre tract, the Southwestern line of the said 2.56 acre tract, and the Northeastern line of the said Walgreen's – West Avenue Subdivision to the **POINT OF BEGINNING** and containing 2.559 acres of land, *according to a survey made on the ground under my supervision*

238300fn.docx

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, 4204, NAD 83.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

Exhibit "A"

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