SG/lj
08/18/2016
Z-3

CASE NO. Z2016186

AN ORDINANCE 2016-08-18-0624

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 0.678 acres out of NCB 1002 from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3R" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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. The City council approves this Infill Development Zone 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 the 28th day of August 2016.

PASSED AND APPROVED this 18th day of August 2016.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-3 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, Z-10, P-3, Z-11, P-4, Z-12, P-5, Z-13)**
Date:	08/18/2016
Time:	02:06:20 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016186 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 R AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.678 acres out of NCB 1002, located at 908 East Elmira Street and 1726 North St. Mary's Street. Staff and Zoning Commission recommend Approval.
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			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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2016186

KFW SURVEYING

FIELD NOTES
FOR
A 0.6784 OF AN ACRE TRACT

A 0.6784 of an acre tract of land, being a portion of the City of San Antonio Arbitrary Lots 1 through 4, Block 8, New City Block 1002, as conveyed to Billie Martin Birdwell and Lynette Birdwell of record in Volume 14907 Page 660 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found Texas Department of Transportation Type II Monument, brass disc in concrete in the southeast right-of-way line of Newel Avenue, for a point on the common line between Lot 4 and Lot 5, Block 8, New City Block 1002, the northwest corner of a tract of land conveyed to Elmira Place Joint Ventures in Volume 12927 Page 2001 of the Official Public Records of Real Property of Real Property of Bexar County, Texas and the northeast corner of the tract described herein, from which a found Texas Department of Transportation Type II Monument, brass disc in concrete at the intersection of Newel Avenue with the west right-of-way line of McLane Avenue, bears N 71°10'25" E, a distance of 114.95 feet;

THENCE: **S 33°47'14" E** along and with the common line between Lot 4 and Lot 5, Block 8, New City Block 1002, a distance of **146.11 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southeast corner of the tract described herein, being a point in the northwest right-of-way line of Interstate Highway 35 North;

THENCE: **S 56°02'48" W** along and with the northwest right-of-way line of Interstate Highway 35 North and the southeast line of Lots 3 and 4, Block 8, New City Block 1002, a distance of **58.38 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for and interior corner in the northwest right-of-way line of Interstate Highway 35 and a south angle point of the tract described herein,

THENCE: **S 81°36'33" W**, continuing along and with the north right-of-way line of Interstate Highway 35 North and the south line of Lots 1 through 3, Block 8, New City Block 1002, a distance of **181.26 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the northeast right-of-way line of North St. Mary's Street for the southwest corner of the tract described herein;

THENCE: **N 33°47'14" W** along and with the northeast right-of-way line of North St. Mary's Street and the southwest line of Lot 1, Block 8, New City Block 1002, a distance of **89.90 feet** to a set PK nail with washer stamped "KFW Surveying" at the southeast corner of the intersection of East Elmira Street and North St. Mary's Street, for the northwest corner of the tract described herein;

THENCE: **N 56°02'46" E** along and with the southeast right-of-way line of East Elmira Street and the northwest line of Lot 1, Block 8, New City Block 1002, a distance of **55.53 feet** to a set PK nail with washer Stamped "KFW Surveying" for an angle point for the tract described herein;

THENCE: **N 58°06'33" E** continuing along and with the southeast right-of-way line of East Elmira Street and being the southeast line of that portion of Lot 2, Block 8, New City Block 1002, conveyed to the State of Texas by decree of condemnation in Agreed Judgement in Volume 10357 Page 834 of

Exhibit "A"

Z2016186

the Official Public Records of Real Property of Real Property of Bexar County, Texas, a distance of **55.56 feet** to a found Texas Department of Transportation Type II Monument, brass disc in concrete in the southeast right-of-way line of Newel Avenue, for a point on the common line between Lot 2 and Lot 3, Block 8, New City Block 1002, and an angle point for the tract described herein;

THENCE: **N 66°15'36" E**, continuing along and with the southeast right-of-way line of Newel Street, a distance of **112.79 feet** to the **POINT OF BEGINNING** and containing 0.6784 of an acre or 29,550 square feet more or less, in Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.:	**16-006**
Prepared by:	**KFW Surveying**
Date:	**January 12, 2016**
File:	**S:\Draw 2016\16-006 1726 N St Marys St - El Mira\DOCS\ Field Notes_0.6784 ACRES.doc**

STATE OF TEXAS
REGISTERED
TERESA A. SEIDEL
5672
PROFESSIONAL
LAND SURVEYOR

2/15/2016

Z2016186

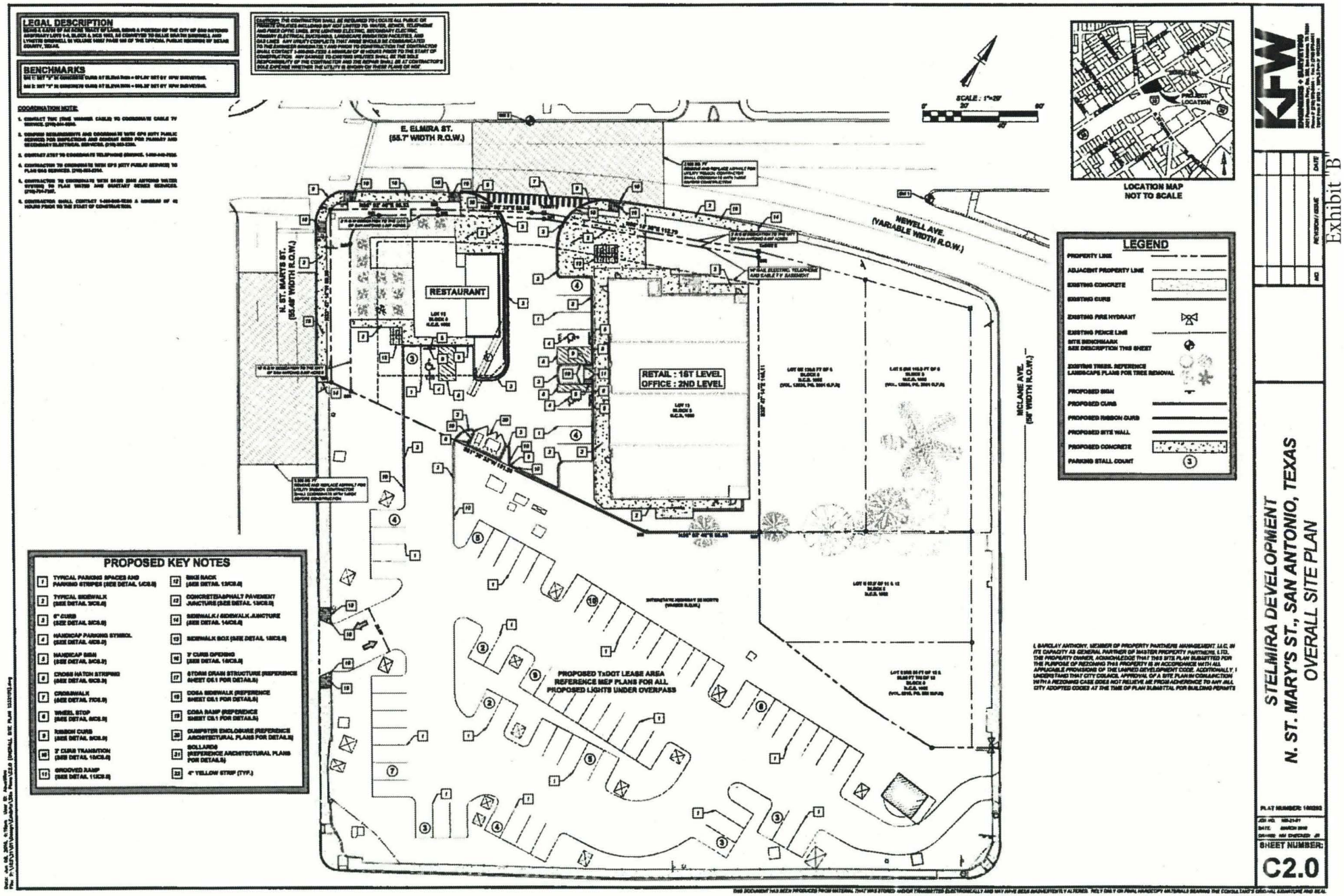

Exhibit "B"