SG/lj
06/02/2016
Z-4

CASE NO. Z2016126

AN ORDINANCE 2016-06-02-0413

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 being 1.34 acres of land out of NCB 8409 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

SECTION 2. A description of the property is attached as **Attachment "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 June 12th 2016.

PASSED AND APPROVED this 2nd day of June 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:

Susan Guin

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4 (in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19)**
Date:	06/02/2016
Time:	02:09:06 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016126 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.034 acres out of NCB 8409, located at 3934 Fredericksburg Road. 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			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				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				
Michael Gallagher	District 10		x				

Z2016126

METES AND BOUNDS DESCRIPTION OF A 1.034 ACRE TRACT

Being 1.034 acres situated in San Antonio, Bexar County, Texas and consisting of a 0.519 acre tract out of the remaining portion of Lot 1, N.C.B. 8409, Evening View Subdivision as recorded in Volume 368, Page 219, Deed and Plat Records of Bexar County, Texas and Lot 56, N.C.B. 8409, Evening View Addition Subdivision as recorded in Volume 6800, Page 138, Deed and Plat Records of Bexar County, Texas; both tracts as conveyed by K. F. Chalmers and B. F. Chalmers to Douglas D. Chalmers recorded in Volume 3711, Page 633, Official Public Records of Real Property, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" steel rod found on the south line of Spencer Lane (60'R.O.W.) at the northeast corner of Lot 59, N.C.B. 8409, Evening View Addition Subdivision as recorded in Volume 7500, Page 164, for the northwest corner of said Lot 56 and the herein described tract, said point being located South 89° 30' 14" East 47.91 feet along said south line of Spencer lane from the point of intersection of said south line of Spencer Lane and an interior corner of said Lot 39;

THENCE South 89° 30' 14" East 229.63 feet with said south line of Spencer Lane to a 1/2" steel rod found at the most northerly west corner of Lot 66, N.C.B. 8409, Evening View Subdivision as recorded in Volume 8700, Page 28, Deed and Plat Records of Bexar County, Texas; for the northeast corner of the herein described tract;

THENCE South 40° 23' 38" East 122.12 feet with a common line between said Lot 66 and said 0.519 acre tract to a 1/2" steel rod found at an interior corner of said Lot 66, for the east corner of the herein described tract;

THENCE South 49° 33' 16" West 162.80 feet with a common line between said Lot 66 and a 0.71 acre tract as conveyed to Bruce L. Niles and Janice L. Niles recorded in Volume 5747, Page 2065, Official Public Records of Real Property, Bexar County, Texas, and said 0.519 acre tract to a 1/2" steel rod with a "Sun Belt" cap set on the northeast line of Lot 72, N.C.B. 8409, Keene Subdivision as recorded in Volume 9514, Page 133, Deed and Plat Records of Bexar County, Texas at the most northerly west corner of said 0.71 acre tract, for the most easterly south corner of the herein described tract;

THENCE North 40° 25' 20" West 139.97 feet with the common line between said Lot 72 and said 0.519 acre tract to a 1/2" steel rod with a "Sun Belt" cap set on the southeast line of said Lot 56 at the north corner of said Lot 72, for an interior corner of the herein described tract;

THENCE South 49° 27' 11" West 161.24 feet with a common line between said Lot 72 and said Lot 56 to a 1/2" steel rod with a "Sun Belt" cap set on the northeast line of Fredericksburg Road (R.O.W. varies) at the west corner of said Lot 72, for the most westerly south corner of the herein described tract;

THENCE with said northeast line of Fredericksburg Road, the following calls:

North 40° 45' 00" West 15.06 feet to a 1/2" steel rod with a "Sun Belt" cap set for an angle point;

North 49° 15' 00" East 4.32 feet to a 1/2" steel rod found for an angle point;

and North 40° 04' 56" West 58.13 feet to a 1/2" steel rod with a "Sun Belt" cap set on the southeast line of Lot 59, N.C.B. 8409, Evening View Addition Subdivision as recorded in Volume 7500, Page 164, Deed and Plat Records of Bexar County, Texas, for the west corner of the herein described tract;

THENCE North 49° 31' 58" East 94.91 feet with a common line between said Lot 59 and said Lot 56 to a 1/2" steel rod found at an angle point of said Lot 59, for an interior corner of the herein described tract;

THENCE North 00° 08' 16" East 78.57 feet with a common line between said Lot 59 and said Lot 56 to the POINT OF BEGINNING and containing 1.034 acres or 45,025 square feet, more or less.

Surveyor's Notes:
1. Bearings are based on the northeast line of Fredericksburg Road.

STATE OF TEXAS §

October 28, 2002

COUNTY OF BEXAR §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 1.034 acre tract made under my supervision.

STATE OF TEXAS REGISTERED DON R. FRAZOR 2366 PROFESSIONAL LAND SURVEYOR

D. R. Frazor, Registered Professional Land Surveyor No. 2366

Sun Belt Engineers, Inc.
CIVIL ENGINEERS AND SURVEYORS
3211 NACOGDOCHES ROAD, SUITE 101
SAN ANTONIO, TEXAS 78217-3398
Phone: (210) 655-6110
Fax: (210) 655-3468

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Attachment "A"