SG/cla
02/18/2016
Z-7

CASE NO. Z2016027

AN ORDINANCE 2016-02-18-0122

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 0.146 acres of land out of NCB 520 from "NC H AHOD" Neighborhood Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes.

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. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Attachment "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 February 28, 2016.

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PASSED AND APPROVED this 18th day of February, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-7 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)**
Date:	02/18/2016
Time:	03:14:03 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016027 (Council District 2): An Ordinance amending the Zoning District Boundary from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16007)
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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

METES AND BOUNDS

Being 0.146 acres of land, more or less, out of the North part of Lot 8, New City Block 520, Bexar County, Texas, and being that property called as Tract A in a resubdivision plat (unapproved) recorded in Volume 562, Pages 532-534, Deed Records, and being that same property described in a Warranty Deed with Vendors Lien recorded in Volume 10706, Page 1758, Official Public Records, Bexar County, Texas, said 0.146 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 0.146 acres, from which a 1/2 inch iron rod for the southeast corner of said Lot 8 bears South 00 degrees 14 minutes 04 seconds East, 53.79 feet (called 54.09 feet), southeast corner of this 0.146 acres also being on the West Right-of-Way line of N. Hackberry Street and the northeast corner of the Rosa Perez Rodriguez 0.1302 acres (Volume 9896, Page 1657), same also being the southeast corner of said Tract A and the **POINT OF BEGINNING;**

THENCE along the line common to this 0.146 acres and the Rodriguez 0.1302 acres, South 89 degrees 45 minutes 56 seconds West, a distance of 52.09 feet to a 1/2 inch iron rod set for the southwest corner of this 0.146 acres, same being the southwest corner of said Tract A and the southeast corner of the Lucas Davila & Lorom LLC., 0.1456 acres (Volume 17100, Page 1754);

THENCE along the line common to this 0.146 acres and said Lorom LLC., 0.1456 acres, North 00 degrees 14 minutes 04 seconds West, a distance of 122.30 feet to a 1/2 inch iron rod set for the northwest corner of this 0.146 acres, same being the northwest corner of said Tract A and the northeast corner of said Lorom 0.1456 acres, same also being on the South Right-of-Way line of Burleson Street;

THENCE along the South Right-of-Way line of said Burleson Street, North 89 degrees 45 minutes 56 seconds East, a distance of 52.09 feet to a 1/2 inch iron rod set for the northeast corner of this 0.146 acres, same being the northeast corner of said Tract A and at the intersection of the Right-of-Way lines of South Right-of-Way line of said Burleson Street and West Right-of-Way line of said N. Hackberry Street;

THENCE along the West Right-of-Way line of said N. Hackberry Street, South 00 degrees 14 minutes 04 seconds East, a distance of 122.30 feet to the **POINT OF BEGINNING**, and containing 0.146 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

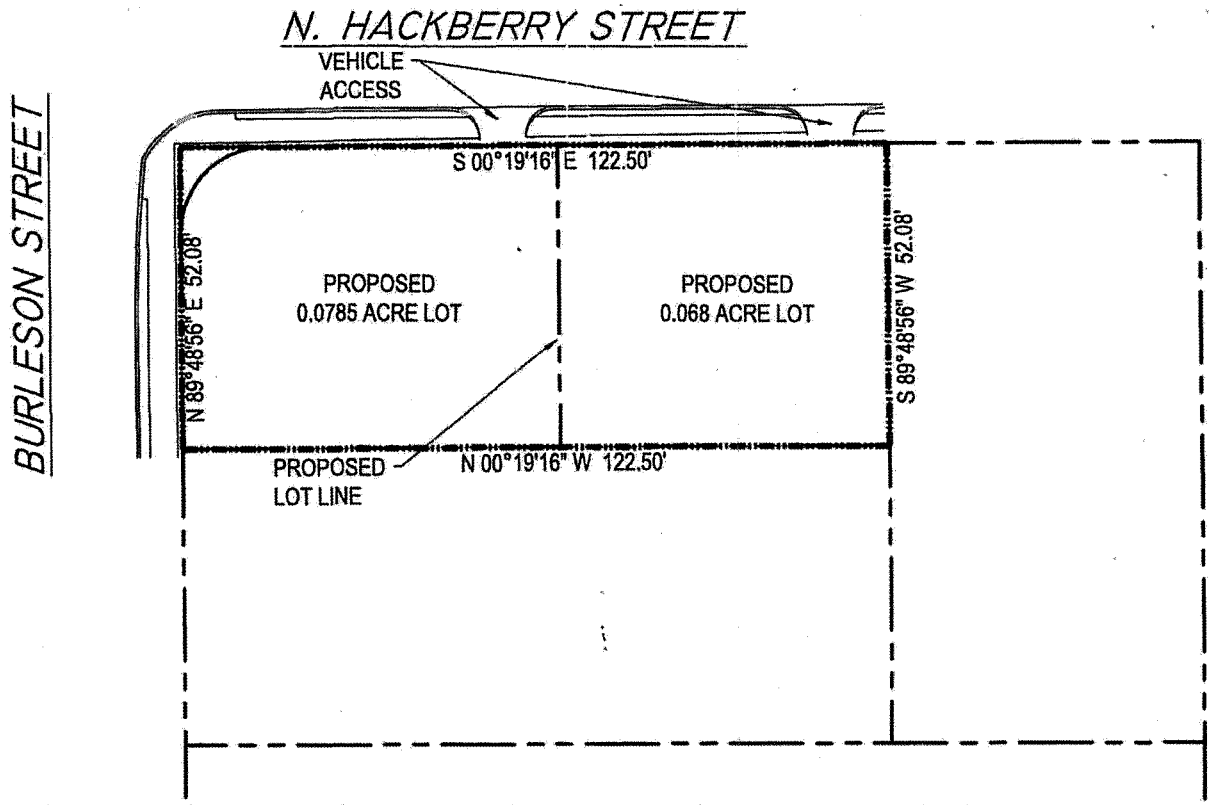
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 13, 2015

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

Attachment A

A 0.1465 OF AN ACRE TRACT OF LAND, ESTABLISHING LOTS XX AND XX, BLOCK 24, N.C.B. 520, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 8, BLOCK 24, N.C.B. 520
TYPE NC H

PARCEL TO BE ZONED IDZ WITH THE USE OF SINGLE FAMILY DETACHED HOMES WITH NO MORE THAN ONE (1) ON EACH LOT



I, Marcelo Andonie, the authorized representative of the property owner/applicant, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision of the Unified Development Code. Additionally, I understand that the 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.

ZONING SITE PLAN - 432 BURLESON

SCALE: 1" = 20'

0 25' 50' 100' 200'

N

Attachment B

7201 6027