

AN ORDINANCE 2016-01-28-0048

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 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 2.19 acres out of NCB 17629 from "R-6 AHOD" Residential Single Family 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.

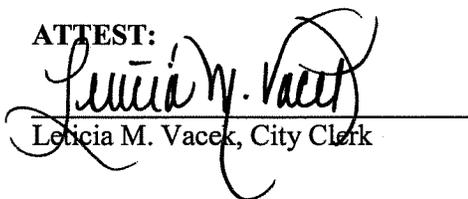
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

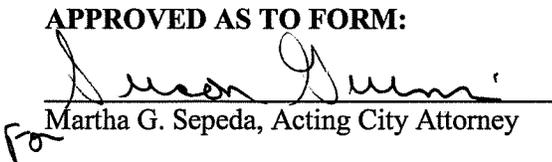
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. SECTION 2. This ordinance shall become effective February 7, 2016.

PASSED AND APPROVED this 28th day of January, 2016.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-7 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22)						
Date:	01/28/2016						
Time:	02:04:47 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016017 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.19 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman 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				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				
Michael Gallagher	District 10		x				

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**FIELD NOTES
FOR
A 2.190 ACRE TRACT**

A 2.190 acre tract of land, situated in the City of San Antonio, Bexar County, Texas out of the J.P. Hector Survey No. 320, Abstract No. 963 and being a portion of a 12.699 acre tract of land (now in New City Block 17629) conveyed to Weinritter Realty, LP of record in Volume 16316 Page 733 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod for the north end of a cutback at the intersection of the east right-of-way line of Castle Cross Drive, a variable width private right-of-way, and the north right-of-way line of Gibbs Sprawl Road, an 80 feet wide public right-of-way, for an interior corner of a 0.093 of an acre tract of land conveyed to the City of San Antonio of record in Volume 5857 Page 1148 of the Official Public Records of Bexar County, Texas, for a southwest corner of the 12.699 acre tract and the tract described herein;

THENCE: Along and with the east right-of-way line of Castle Cross Drive, an east line of the 0.093 acre tract and a west line of the 12.699 acre tract the following two (2) courses:

1. **N 00° 23' 08" W**, a distance of **100.00 feet** to set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod(bent) bears, **S 88° 37' 27" E**, a distance of 1.99 feet, and
2. **N 02° 50' 16" W**, a distance of **154.01 feet** to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for a point of curvature in the east right-of-way line of Castle Cross Drive and the west line of the 12.699 acre tract bears, **N 01° 07' 44" W**, a distance of 354.49 feet;

THENCE: Departing the east right-of-way line of Castle Cross Drive, the east line of the 0.093 acre tract and into and across the 12.699 acre tract the following two (2) courses:

1. **S 87° 12' 44" E**, a distance of **368.01 feet** to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for the northeast corner of the tract described herein, and
2. **S 02° 47' 16" W**, a distance of **268.41 feet** to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the north right-of-way line of Gibbs Sprawl Road, a south line of the 12.699 acre tract and for the southeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for a point of curvature in the north right-of-way line of Gibbs Sprawl Road bears, **S 87° 12' 44" E**, a distance of 150.85 feet;

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THENCE: N 87° 12' 44" W, along and with the north right-of-way line of Gibbs Sprawl Road and the south line of the 12.699 acre tract, a distance of **331.22 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the south end of a cutback at the intersection of the north right-of-way line of Gibbs Sprawl Road and the east right-of-way line of Castle Cross Drive, the southeast corner of the 0.093 acre tract, a southwest corner of the 12.699 acre tract and the tract described herein, from which a found ½" iron rod with a plastic cap stamped "PRECISION" bears, N 76° 24' 55" E, a distance of 1.49 feet;

THENCE: N 43° 47' 56" W, along and with the cutback of Castle Cross Drive and Gibbs Sprawl Road, the northeast line of the 0.093 acre tract and the southwest line of the 12.699 acre tract, a distance of **22.25 feet** to the **POINT OF BEGINNING** and containing **2.190 acres** or 95,396 square feet, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

Job No.: 15-112
Prepared by: KFW Surveying
Date: September 30, 2015
Revised: January 7, 2016
File: S:\Draw 2015\15-112 AECOM T145\DOCS\FN - 2.190 AC.docx

