

AN ORDINANCE 2010-02-18-0152

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 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 8.972 acres out of NCB 11155 from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales 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.

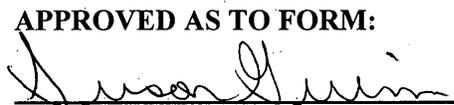
**SECTION 4.** The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

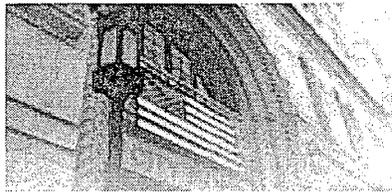
**SECTION 5.** This ordinance shall become effective February 28, 2010.

**PASSED AND APPROVED** this 18th day of February 2010.

  
M A Y O R  
Julián Castro

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Michael Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

City of San Antonio



**Agenda Voting Results - Z-1**

<b>Name:</b>	Z-1, Z-2						
<b>Date:</b>	02/18/2010						
<b>Time:</b>	03:01:10 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2010033 (District 3): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 8.972 acres out of NCB 11155 located on the 3800 Block of Pleasanton Road. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

Z2010032

**Sinclair & Associates, Inc.**

3201 Cherry Ridge, Suite A101  
San Antonio, Texas 78230  
210-341-4518

September 14, 2009

8.972 acres consisting of  
Portions of Tracts 8, 9 and 10  
New City Block 11155  
Harlandale Acre Tracts No. 6 and  
All of Lot 31 and a Portion of Lot 32  
New City Block 11155  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

8.972 acres consisting of portions of Tracts 8, 9 and 10, New City Block 11155, Harlandale Acre Tracts No. 6, City of San Antonio as shown by plat of record in Volume 642 at page 282 of the Plat Records of Bexar County, Texas and all of Lot 31 and a portion of Lot 32, New City Block 11155, City of San Antonio as shown by plat of record in Volume 4600 at page 232 of the Plat Records of Bexar County, Texas, said 8.972 acres consisting of a 6.99-acre tract of land described in deed of record in Volume 2878 at page 1064 of the Official Public Records of Bexar County, Texas, a 0.2-acre tract of land described in deed of record in Volume 7881 at page 954 of the Official Public Records of Bexar County, Texas, a 0.218-acre tract of land described in deed of record in Volume 7423 at page 98 of the Official Public Records of Bexar County, Texas, a 0.234-acre tract of land described in deed of record in Volume 7423 at page 98 of the Official Public Records of Bexar County, Texas, a portion of a 0.209-acre tract of land described in deed of record in Volume 7889 at page 164 of the Official Public Records of Bexar County, Texas, a portion of a 1.573-acre tract of land described in deed of record in Volume 3535 at page 1341 of the Official Public Records of Bexar County, Texas, a portion of a 1.0-acre tract of land described in deed of record in Volume 3535 at page 1341 of the Official Public Records of Bexar County, Texas and a portion of a 0.647-acre tract of land described in deed of record in Volume 2156 at page 795 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the

ground at the point of intersection of the east right-of-way line of Pleasanton Road and the south right-of-way line of E. Petaluma Blvd., the northwest corner of Tract 8, New City Block 11155, Harlandale Acre Tracts No. 6, City of San Antonio as shown by plat of record in Volume 642 at page 282 of the Plat Records of Bexar County, Texas, for the northwest corner of this tract;

Thence N 89°01'59" E with the south right-of-way line of E. Petaluma Blvd. and the north boundary line of said Tract 8 a distance of 690.94 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground, the northwest corner of a 0.124-acre tract of land described in deed of record in Volume 2091 at page 181 of the Official Public Records of Bexar County, Texas, for the northeast corner of this tract, whence an iron bar found set in the ground, the northeast corner of said Tract 8 and the northwest corner of Tract 10, said Harlandale Acre Tracts No. 6, bears N 89°01'59" E a distance of 67.06 feet;

Thence S 22°44'05" E crossing said Tract 8 with the southwest boundary line of said 0.124-acre tract a distance of 180.89 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground in the east boundary line of said Tract 8 and the west boundary line of said Tract 10, the southeast corner of said 0.124-acre tract, for a corner of this tract;

Thence S 0°58'27" E with the east boundary lines of said Tract 8 and Tract 9, said Harlandale Acre Tracts No. 6 and the west boundary line of said Tract 10 a distance of 141.92 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground, the northwest corner of a 0.647-acre tract of land described in deed of record in Volume 2156 at page 795 of the Official Public Records of Bexar County, Texas, for a reentrant corner of this tract;

Thence N 89°10'55" E crossing said Tract 10 with the north boundary line of said 0.647-acre tract a distance of 95.92 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground, the northeast corner of said 0.647-acre tract, for a northeast corner of this tract;

Thence S 0°58'48" E with the east boundary line of said 0.647-acre tract a distance of 162.11 feet to an iron bar found set in the ground, the northeast corner of a 1.549-acre tract of land described in deed of record in Volume 8983 at page 1250 of the Official Public Records of Bexar County, Texas, for the southeast corner of this tract;

Thence S 89°51'40" W crossing said 0.647-acre tract with a north boundary line of said 1.549-acre tract a distance of 96.04 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground in the west boundary line of said Tract 10, the east boundary line of said Tract 9 and the west boundary line of said 0.647-acre tract, a corner of said 1.549-acre tract, for a corner of this tract;

Thence N 89°53'44" W crossing said Tract 9 with a north boundary line of said 1.549-acre tract a distance of 138.03 feet to an iron bar found set in the ground, a corner of said 1.549-acre tract, for a corner of this tract;

Thence N 89°48'30" W with a north boundary line of said 1.549-acre tract a distance of 220.86 feet to an iron bar found set in the ground in the east boundary line of Lot 32, New City Block 11155, City of San Antonio as shown by plat of record in Volume 4600 at page 232 of the Plat Records of Bexar County, Texas, a corner of said 1.549-acre tract, for a corner of this tract;

Thence N 88°31'11" W crossing said Lot 32 with a north boundary line of said 1.549-acre tract a distance of 54.15 feet to an iron bar found set in the ground, the northwest corner of said 1.549-acre tract, for a reentrant corner of this tract;

Thence S 0°53'30" E crossing said Lot 32 with the west boundary line of said 1.549-acre tract a distance of 134.35 feet to an iron bar found set in the ground in the north right-of-way line of E. Ansley Blvd. and the south boundary line of said Lot 32, the southwest corner of said 1.549-acre tract, for a southeast corner of this tract;

Thence N 89°59'02" W with the north right-of-way line of E. Ansley Blvd. and the south boundary lines of said Lot 32, Lot 31, said New City Block 11155 and said Tract 9 a distance of 207.77 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground at the point of intersection of the north right-of-way line of E. Ansley Blvd. and the northeast right-of-way line of Pleasanton Road, the southwest corner of said Tract 9, for the southwest corner of this tract;

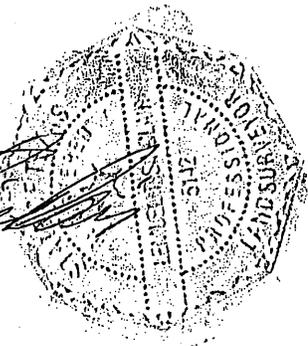
Thence N 30°03'19" W with the northeast right-of-way line of Pleasanton Road and the southwest boundary line of said Tract 9 a distance of 285.99 feet to an 1/2" iron bar with an orange cap marked "Sinclair and Associates" set in the ground, a corner of said Tract 9, for a corner of this tract;

Thence N 0°39'01" W with the east right-of-way line of Pleasanton Road and the west boundary lines of said Tracts 9 and 8 a distance of 342.40 feet to the point of beginning.

Containing 8.972 acres (390,812 square feet) of land, more or less.

SINCLAIR & ASSOCIATES, INC.

  
Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



LTS  
cc:file