SG/cla
11/06/2014
Z-11. Amended.

CASE NO. Z2014183 CD

AN ORDINANCE 2014-11-06-0880

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 5.829 acres out of NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (on 4.929 acres), and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair (on 0.9 of an acre).

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 Conditional Use 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. The City Council finds as follows:

A. The conditional use will not be contrary to the public interest.
B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 5. The City Council approves this Conditional Use so long as the following condition is adhered to:

A. All vehicles must have a current license.

SECTION 6. 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 7. 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 8. This ordinance shall become effective November 16, 2014.

PASSED AND APPROVED this 6th day of November 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Z2014183 CD

"C-2"

EXHIBIT A
METES AND BOUNDS
FOR 4.128 ACRES, BEING
PROPOSED TRACT Z2 OUT
OF PROPOSED LOT 1
NCB 11166 CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Being 4.128 acre tract out of a 6.972 acre tract of land consisting of that certain called 6.71 acre tract to Santiago Sandoval recorded in Volume 15091, Page 1642 Real Property Records, Bexar County, Texas and a called 0.279 acre tract of land to Santiago Sandoval recorded in Volume 16497, Page 1207 Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a iron rod found in the west right of way of Roosevelt Avenue (120 feet wide)(US HWY 281) being the southeast corner of Lot 2, Block 5, Alameda Homesites as recorded in Volume 3025,Page 109 Deed and Plat Records of Bexar County, Texas , the northeast corner of said called 0.279 acre tract, the northeast corner hereof and the PLACE OF COMMENCING hereof;

THENCE with the south line of said Alameda Homesites, N 89° 56' 30" W at a distance of 108.47 feet to an iron rod set and the PLACE OF BEGINNING hereof;

THENCE across and severing said 6.972 acres the following courses and distances;

S 16° 04' 06" E, a distance of 26.03 feet to an iron rod set;

N 89° 56' 49" W a distance of 197.68 feet to an iron rod set;

S 00° 01' 07" W a distance of 228.73 feet to an iron rod set in the common line of of that certain 11.817 acre tract of land to David W. Friesenhahn Volume 13729, Page 358 Real Property Records, Bexar County, Texas;

THENCE with the common line of said 11.817 acres the following courses and distances;

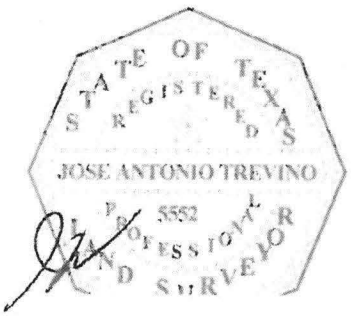
S 89° 59' 49" W a distance of 688.07 feet to an iron rod found;

N 00° 10' 00" W a distance of 254.50 feet (bearing basis) to an iron rod found for the northwest corner hereof and in the south line of said Alameda Homesites;

THENCE with the south line of said Alameda Homesites, S 89° 56' 30" E, a total distance of 879.36 feet to the PLACE OF BEGINNING containing 182,537 square feet or 4.128 acres of land more or less.

Note: 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. All iron rods set are ½ inch rebar with survey caps attached. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.
C:\Users\Chris\Desktop\5xxxx\10774___sandoval_plat\10774_SANDO_tract_Z2--PT_LOT1.docx

Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
July 26, 2014
REV: SEPT., 4, 2014



ATTACHMENT A

"C-2"

EXHIBIT A
METES AND BOUNDS
FOR 0.801 ACRES, BEING
PROPOSED TRACT Z4 OUT
OF PROPOSED LOT 2
NCB 11166 CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Being 0.801 acre tract out of a 6.972 acre tract of land consisting of that certain called 6.71 acre tract to Santiago Sandoval recorded in Volume 15091, Page 1642 Real Property Records, Bexar County, Texas and a called 0.279 acre tract of land to Santiago Sandoval recorded in Volume 16497, Page 1207 Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at an rod found in the west right of way of Roosevelt Avenue (120 feet wide)(US HWY 281) being the southeast corner of Lot 2, Block 5, Alameda Homesites as recorded in Volume 3025,Page 109 Deed and Plat Records of Bexar County, Texas , the northeast corner of said 0.279 acre tract, for the PLACE OF COMMENCING hereof;

THENCE with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, the following courses and distances;

S 17° 00' 00" E, a distance of 26.15 feet to an iron rod set;

S 17° 00' 00" E, a distance of 88.08 feet to an iron rod set and the PLACE OF BEGINNING for the northeast corner hereof;

S 15° 38' 48" E, a distance of 52.63 feet to an iron rod found for the southeast corner hereof;

THENCE across and severing said 6.972 acres the following courses and distances;

N 89° 59' 52" W a distance of 346.58 feet to an iron rod set;

N 00° 01' 07" E a distance of 135.18 feet to an iron rod set;

S 89° 56' 49" E a distance of 197.68 feet to an iron rod set;

S 16° 04' 06" E, a distance of 87.89 feet to an iron rod set;

N 89° 56' 00" E a distance of 110.33 feet to the PLACE OF BEGINNNING containing 34,910 square feet or 0.801 acres of land more or less.

Note: 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. All iron rods set are ½ inch rebar with survey caps attached. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.
C:\Users\Chris\Desktop\5xxxx\10774___sandoval_plat\10774_SANDO_tract_Z4--PT_LOT2.docx

Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
JULY 26, 2014
REV: 09/04/2014

Z2014183 CD

"C-2 CD"

EXHIBIT A
METES AND BOUNDS FOR 0.776 ACRES, BEING
PROPOSED TRACT Z5 OUT OF PROPOSED LOT 3
NCB 11166 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being 0.776 acre tract out of a 6.972 acre tract of land consisting of that certain called 6.71 acre tract to Santiago Sandoval recorded in Volume 15091, Page 1642 Real Property Records, Bexar County, Texas and a called 0.279 acre tract of land to Santiago Sandoval recorded in Volume 16497, Page 1207 Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at an rod found in the west right of way of Roosevelt Avenue (120 feet wide)(US HWY 281) being the southeast corner of Lot 2, Block 5, Alameda Homesites as recorded in Volume 3025,Page 109 Deed and Plat Records of Bexar County, Texas , the northeast corner of said 0.279 acre tract, for the PLACE OF COMMENCING hereof;

THENCE with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, the following courses and distances;

S 17° 00' 00" E, a distance of 114.23 feet to an iron rod set;

S 15° 38' 48" E, a distance of 52.63 feet to an iron rod found and the PLACE OF BEGINNING and the northeast corner hereof;

S 15° 38' 48" E, a distance of 98.23 feet to an iron rod set for the southeast corner hereof;

THENCE across and severing said 6.972 acres N 89° 49' 16" W a distance of 333.00 feet to an iron rod found For an angle point hereof and an interior corner of that certain 11.817 acre tract of land to David W. Friesenhahn Volume 13729, Page 358 Real Property Records, Bexar County, Texas;

THENCE with the north line of Friesenhahn N 89° 58' 53 W, a distance of 40.10 feet to an iron rod set;

THENCE across and severing said 6.972 acres, the following courses and distances;

N 00° 01' 07" E, a distance of 93.55 feet to an iron rod set;

S 89° 59' 52" E, a distance of 346.58 feet to the PLACE OF BEGINNING containing 33,823 square feet or 0.776 acres of land more or less;

Note: 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. All iron rods set are ½ inch rebar with survey caps attached. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.
C:\Users\Chris\Desktop\5xxxx\10774___sandoval_plat\10774_SANDO_tract_Z5--PT_LOT3.docx

Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
July 26, 2014
REVISED: AUGUST 21, 2014 PER CITY REVIEW
SEPT,4,2014

Z2014183 CD

"C-2 CD"

EXHIBIT A
METES AND BOUNDS FOR 0.124 ACRES, BEING
PROPOSED TRACT Z6 OUT OF PROPOSED LOT 3
NCB 11166 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being 0.124 acre tract out of a 6.972 acre tract of land consisting of that certain called 6.71 acre tract to Santiago Sandoval recorded in Volume 15091, Page 1642 Real Property Records, Bexar County, Texas and a called 0.279 acre tract of land to Santiago Sandoval recorded in Volume 16497, Page 1207 Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at an rod found in the west right of way of Roosevelt Avenue (120 feet wide)(US HWY 281) being the southeast corner of Lot 2, Block 5, Alameda Homesites as recorded in Volume 3025,Page 109 Deed and Plat Records of Bexar County, Texas , the northeast corner of said 0.279 acre tract, for the PLACE OF COMMENCING hereof;

THENCE with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, the following courses and distances;

S 17° 00' 00" E, a distance of 26.15 feet to an iron rod set;

S 17° 00' 00" E, a distance of 88.08 feet to an iron rod set

S 15° 38' 48" E, a distance of 52.63 feet to an iron rod found;

S 15° 38' 48" E, a distance of 98.23 feet to an iron rod set for and the PLACE OF BEGINNING and the northeast corner hereof;

S 15° 38' 48" E, a distance of 16.22 feet to an iron rod set for and southeast corner hereof;

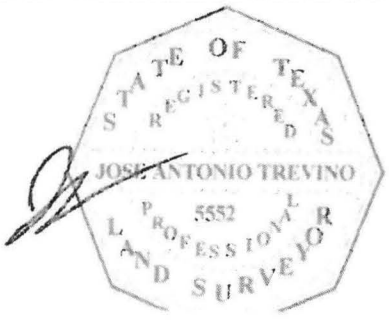
THENCE across and severing said 6.972 acres S 89° 59' 53" W a distance of 337.39 feet to an iron rod set For an angle point hereof and in the east line of that certain 11.817 acre tract of land to David W. Friesenhahn Volume 13729, Page 358 Real Property Records, Bexar County, Texas;

THENCE with the east line of Friesenhahn N 00° 03' 54 E, a distance of 16.67 feet to an iron rod found for an interior corner Friesenhahn and the northwest corner hereof;

THENCE across and severing said 6.972 acres S 89° 49' 16" E, a distance of 333.00 feet to the PLACE OF BEGINNING containing 5,410 square feet or 0.124 acres of land more or less;

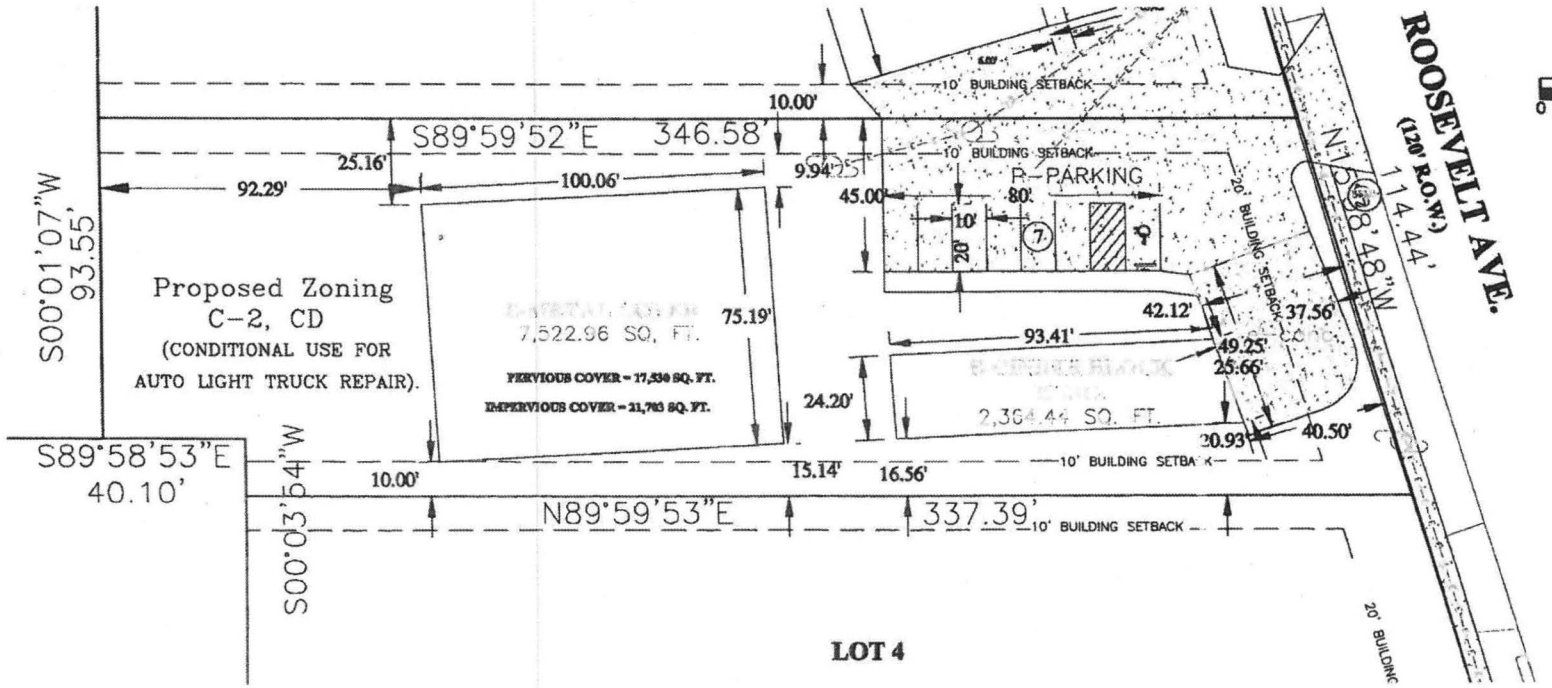
Note: I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are ½ inch rebar with survey caps attached. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.
C:\Users\Chris\Desktop\5xxxx\10774___sandoval_plat\10774_SANDO_tract_Z6--PT_LOT3.docx

Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
July 26, 2014
REV: SEPT. 4, 2014



SITE PLAN

Z2014183 CD



LEGEND

- ○ = SET 1/2 IRON ROD
- ● = FND 1/2 IRON ROD
- = POWER POLE
- = FIRE HYDRANT
- = STORM SEWER M.H.
- = FND 1" PIPE

OWNER/DEVELOPER:

SANTIAGO SANDOVAL
8847 FIVE PALMS DR.
SAN ANTONIO, TX 78242

9931 ROOSELVELT AVE.

THIS SUBDIVISION PLAT A 6.699 ACRE TRACT OF LAND OUT OF THE J.M. URRIEGAS SURVEY NUMBER 32, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 6.699 ACRE TRACT BEING OUT OF DIVISION #9 OF THE SOUTH 118-1/2 ACRES OF ANTON J. RIPPS ESTATE, SAID 6.699 ACRES BEING THE SAME TRACT DESCRIEBD BY DEED RECORDED IN VOLUME 7008, PAGE 937 AND VOLUME 8696, PAGE 593 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

The intended use of the property to which the current and proposed improvements relate.

The following statement: "I, Santiago Sandoval, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that 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.

AB Civil Consultants, LLC
F-12738
Land Development & Civil Egineering
5738 EVERS RD.
Leon Valley, Texas 78238
office #: 210-592-7102
e-mail: abcc.rios7@gmail.com
www.abcivilconsultants.com

ATTACHMENT B