

AN ORDINANCE 2015-02-19-0132

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 3.26 acres out of Lot 29, Block 31, NCB 19300 from "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor 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 March 1, 2015.

PASSED AND APPROVED this 19th day of February, 2015.


M A Y O R
Ivy R. Taylor

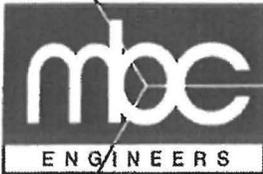
ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-9						
Date:	02/19/2015						
Time:	02:18:59 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2014253 (District 4): An Ordinance amending the Zoning District Boundary from "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 3.26 acres out of Lot 29, Block 31, NCB 19300 located at 8823 Dugas Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14078) (Continued from January 15, 2015)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1	x					
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				x
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

METES AND BOUNDS
DESCRIPTION OF

A 3.26 ACRE (141,879 SQUARE FEET) TRACT OF LAND, BEING OUT OF LOT 29, BLOCK 31, NEW CITY BLOCK 19300, AS RECORDED IN VOLUME 9671, PAGE 156 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, BEING OUT OF THE B.B.B.&C. RAIL ROAD CO. SURVEY NO. 402, ABSTRACT 101, AND THE B.B.B.&C., RAIL ROAD CO. SURVEY NO. 390, ABSTRACT 94, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a found $\frac{1}{2}$ " iron rod, said found $\frac{1}{2}$ " iron rod being the northwest corner of Magnolia Heights Subdivision, Unit 2, as recorded in Volume 9559, Page 6, of the Deed and Plat Records, Bexar County, Texas, said found $\frac{1}{2}$ " iron rod being on the east right-of-way of North Ellison Drive (a 86 foot public right-of-way) as recorded in Volume 9518, Page 89 of the Deed and Plat Records, Bexar County, Texas;

THENCE: N 00°15'29" W, 470.10 feet, leaving the north line of said Magnolia Heights Subdivision Unit 2, along and with the east right-of-way line of said north Ellison Drive, to a point, at the POINT OF BEGINNING of this tract;

THENCE: N 00°15'29" W, 77.86 feet, along and with the east right-of-way line of said North Ellison Drive, to a point, at a point of curvature of a curve to the right;

THENCE: 67.98 feet, along and with the east right-of-way line of said North Ellison Drive and said curve to the right, having a radius of 40.00 feet, a central angle of 97°22'33" and a chord bearing and distance of N 48°25'26" E, 60.09 feet, to a point, at a point of tangency, said point being on the south right-of-way line of Military Drive West (a 110 foot public right-of-way) as recorded in Volume 9518, Page 89, of the Deed and Plat Records, Bexar County, Texas;

THENCE: S 82°53'00" E, 176.78 feet, along and with the south right-of-way line of said Military Drive West, to a point, at a point of curvature of a non-tangent curve to the left;

THENCE: 265.86 feet, along and with the south right-of-way line of said Military Drive West and said curve to the left, having a radius of 1680.00 feet, a central angle of 09°04'01" and a chord bearing and distance of S 87°25'02" E, 265.58 feet, to a point;

THENCE: S 00°00'00" W, 307.75 feet, leaving the south right-of-way line of said Military Drive West, to a point;

THENCE: N 89°58'32" W, 120.88 feet, to a point;

THENCE: S 00°00'00" W, 34.76 feet, to a point;

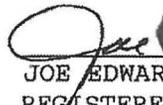
THENCE: S 89°45'49" W, 262.81 feet, to a point;

THENCE: N 00°15'29" W, 260.09 feet, to a point;

THENCE: S 89°45'49" W, 100.48 feet, to a POINT OF BEGINNING of this tract.

"This description is based on the Land Title Survey and plat made by Joe Edward Higle #4788 Registered Professional Surveyor on November 19, 2014"

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, [redacted] and Associates, Inc., of which a survey map has been prepared.


 JOE EDWARD HIGLE REG. NO. 4788
 REGISTERED PROFESSIONAL LAND SURVEYOR



30826-Comal
 November 19, 2014
 JEH/nt



CURVE DATA

R = 40.00'
Δ = 97°22'33"
T = 45.51'
L = 67.98'
CB = N48°25'46"E
CD = 60.09'

MILITARY DRIVE WEST
(110' RIGHT-OF-WAY)
VOLUME 9515, PAGE 89

CURVE DATA

R = 1680.00'
Δ = 18°21'13"
T = 271.40'
L = 538.16'
CB = N87°56'21"E
CD = 535.86'

CURVE DATA

R = 25.00'
Δ = 88°09'00"
T = 24.21'
L = 38.46'
CB = S57°09'43"E
CD = 34.78'

POINT OF BEGINNING

CURVE DATA

R = 1680.00'
Δ = 09°04'01"
T = 133.21'
L = 265.86'
CB = S87°25'02"
CD = 265.58'

CURVE DATA

R = 1680.00'
Δ = 09°17'12"
T = 136.45'
L = 272.30'
CB = N83°24'21"E
CD = 272.00'

CURVE DATA

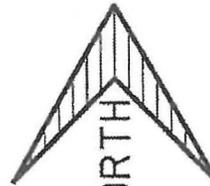
R = 1526.92'
Δ = 18°11'49"
T = 244.53'
L = 484.95'
CB = S22°10'46"E
CD = 482.91'

DUGLAS ROAD
(60' RIGHT-OF-WAY)
VOLUME 9515, PAGE 89

NORTH ELLISON DRIVE
(60' RIGHT-OF-WAY)
VOLUME 9516, PAGE 89

PROPOSED
3.26 ACRES

LOT 29
BLOCK 31, NCB 19300
(10.962 ACRES)
(VOL. 9671, PAGE 156)



SCALE: 1"=100'

POINT OF COMMENCEMENT

MAGNOLIA HEIGHTS
SUBDIVISION, UNIT-2
(VOL. 9559, PG.6 D.P.R.B.C.T)

MAGNOLIA HEIGHTS
SUBDIVISION, UNIT-3C
(VOL. 9563, PG.13 D.P.R.B.C.T)

DRAWN FGG
DATE 11-17-14
JOB NO. 31159-0671



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302
TEXAS REGISTERED
ENGINEERING FIRM F-784

P:\0671\31091-Cascadia Apt. Stoking\Design\Exhibit\Ex2. Re-Zoning\31091ex2 re-zoning.dgn 11/19/2014 4:39:58 PM fgomez