SG/cla
02/19/2015
Z-14. Amended.

CASE NO. Z2015052

AN ORDINANCE 2015-02-19-0138

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 1.750 acres out of Lot 4, Block 1, NCB 19188 from "I-1 MLOD" General Industrial Military Lighting Overlay District to "C-3R" General Commercial Restrictive Alcoholic Sales Military Lighting 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.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

For

Z2015052

1.750 ACRES
(76,213 Sq. Ft.)
50580-01EX1.dwg

FN NO. 100079-50001-1
November 17, 2014
JOB NO. R0100079-50001

Metes and Bounds Description

Of a 1.750 acre (76,213 square feet) tract located in the City of San Antonio, Texas and being a portion of that certain called Lot 4, Block 1, New City Block 19188, University Heights Unit 12, as recorded in Volume 9545, Page 89 of the Deed and Plat Records of Bexar County, Texas; said 1.750 acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the West line of said Lot 4, being N 00° 00′ 00″ E:

Commencing, at a found 1/2-inch iron rod at the Southwest corner of said Lot 4; said point also being the Southeast corner of Lot 14, De Zavala 10A Subdivision as recorded in Volume 9502, Page 103 of the Deed and Plat Records of Bexar County, Texas and also being on the North right-of-way line of De Zavala Road (86′ wide public Right-of-Way);

Thence, N 00° 00′ 00″ E, 123.90 feet, along the West line of said Lot 4 and the East line of said Lot 14, to the Southwest corner and Point of Beginning of the herein described tract of land; said point being on the North line of Zone C-3R and the South line of Zone I-1, as depicted on the City of San Antonio Zoning Map;

Thence, N 00° 00′ 00″ E, 152.13 feet, along the West line of said Lot 4 and the East line of said Lot 14, to a point for the Northwest corner of the herein described tract of land;

Thence, S 89° 29′ 47″ E, 500.99 feet, crossing said Lot 4, to a point on the East line of said Lot 4 and the West line of Lot 1, Block 1, New City Block 19188, University Heights Unit 1, as recorded in Volume 9536, Page 15 of the Deed and Plat Records of Bexar County, Texas, for the Northeast corner of the herein described tract of land;

Thence, S 00° 00′ 00″ E, 152.13 feet, along the East line of said Lot 4 and the West line of said Lot 1, to a point on the

ATTACHMENT A

Z2015052

South line of Zone I-1 and the North line of Zone C-3R, for the Southeast corner of the herein described tract of land;

Thence, N 89° 29′ 47″ W, 500.99 feet, crossing said Lot 4, to the **Point of Beginning**, containing 1.750 acres (76,213 square feet) of land, more or less.

NOTE: SKETCH OF EVEN DATE TO ACCOMPANY THIS METES AND BOUNDS DESCRIPTION.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

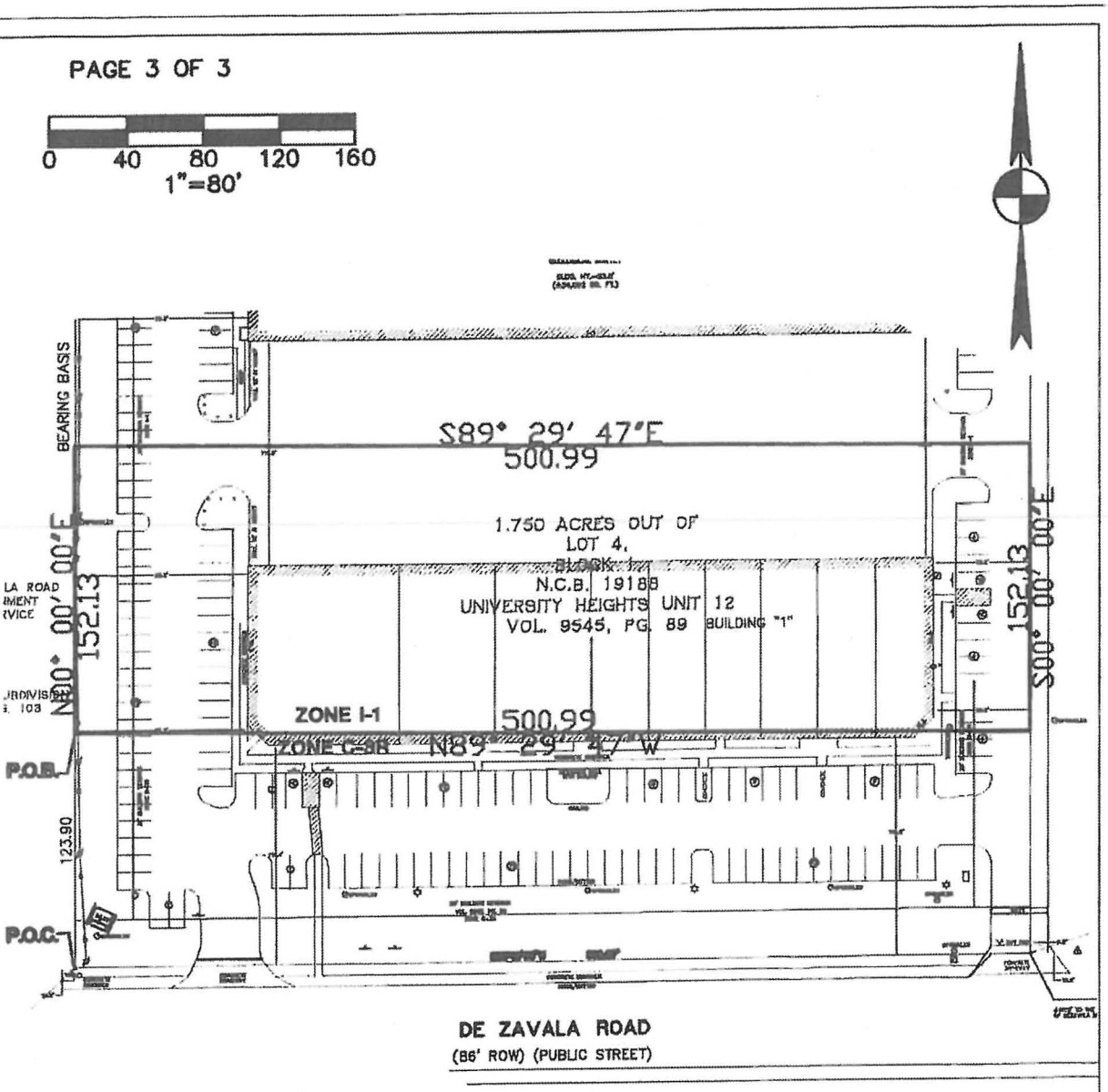
11/16/14

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Bury-San, Inc.
922 Isom Road, Suite 100
San Antonio, Tx 78216
210-525-9090

STATE OF TEXAS
REGISTERED
HAL B. LANE III
4690
PROFESSIONAL
LAND SURVEYOR

Z2015059

PAGE 3 OF 3



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
FND.	FOUND
SAN. SWR. ESMT.	SANITARY SEWER EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY

BURY

922 Isom Road Suite 109
San Antonio TX 78216
Tel (210) 525 9090 Fax (210) 525 0929
TBPE # F-1048 TBPLS # F-10107501
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LOT 4, BLOCK 1, UNIVERSITY HEIGHTS
5563 DE ZAVALA ROAD, SAN ANTONIO, TX

ADLER REALTY INVESTMENTS, INC.

REZONING OF A PORTION OF LOT 4 FROM I-1 TO C-3R

DATE: 11-17-14	SCALE: 1" = 80'	DRAWN BY: HBL	FILE:H\SDSK\PROJ\50560-01EX1.DWG	PROJECT No. R0100079-50001