SG/cla
10/01/2015
Z-6

CASE NO. Z2015264 S

AN ORDINANCE 2015-10-01-0854

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 5.026 acres out of NCB 15910 more particularly described as Block 8 Lot 42, Lot P-9E, and Lot P-108A all in NCB 15910 from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility.

SECTION 2. The City Council finds as follows:

A. The specific use will not be contrary to the public interest.
B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. The City Council approves this Specific Use Authorization 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 5. 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 6. 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 7. This ordinance shall become effective October 11, 2015.

PASSED AND APPROVED this 1st day of October, 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-6 (in consent vote: 17, Z-2, Z-3, Z-5, P-1, Z-6, Z-8, P-2, Z-10, Z-11)**
Date:	10/01/2015
Time:	02:07:41 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015264 S (Council District 4): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility on 5.026 acres of land out of NCB 15910 located at 9823 Marbach Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15074)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				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				

EXHIBIT A-1

M15074
Z2015264

BEING 3.260 acres (142,003 square feet) of land out of the Antonio Fuentes Survey No. 358, Abstract 246, County Block 4333, Bexar County, Texas and being 2.350 acres (102,386 square feet) out of Lot 42, Block 8, Lackland City Subdivision Unit 14BA recorded in Volume 9513, Page 43 of the Deed and Plat Records of Bexar County, Texas and also being 0.910 acres (39,617 square feet) of land out of that certain 100 acre Tract "B" recorded in Volume 6319, Page 429 of the Deed Records of Bexar County, Texas, said 3.260 acres of land fronting on the north right-of-way line of Marbach Road and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pin found on the north right-of-way line of Marbach Road, said iron pin being the southwest corner of said Lot 42 and the southwest corner of the tract described herein;

THENCE, North 01°40'07" East, with and along a chain link fence and the west line of said Lot 42, a distance of 847.03 feet to a 1/2-inch iron pin found for corner;

THENCE, with and along the north line of said Lot 42 as follows:

South 89°47'39" East a distance of 134.87 feet to a 1/2-inch iron pin found at the point of a curve to the right whose radius point bears South 00°12'21" West;

In a southeasterly direction, with and along the arc of said curve to the right, whose radius is 74.00 feet, long chord bears South 81°14'35" East 22.01 feet, interior angle is 17°16'20" and arc distance is 22.09 feet to a 1/2-inch iron pin found at the point of tangency;

South 72°41'19" East, at 45.00 feet passing a found 1/2-inch iron pin with a plastic cap at the northeast corner of said Lot 42, and continuing for a total distance of 55.42 feet to a 1/2-inch iron pin with a plastic cap set for corner;

THENCE, South 60°16'55" East a distance of 57.63 feet to a 1/2-inch iron pin with a plastic cap set for corner;

THENCE, South 01°40'07" West a distance of 438.32 feet to a 1/2-inch iron pin with a plastic cap set for corner;

THENCE, North 88°19'54" West a distance of 210.90 feet to a 1/2-inch iron pin with a plastic cap set on the east line of said Lot 42 for corner;

THENCE, South 01°40'07" West, with and along the east line of said Lot 42, a distance of 366.51 feet to a 1/2-inch iron pin with a plastic cap set on the north line of Marbach Road for corner;

THENCE, North 89°20'36" West, with and along the north line of Marbach Road and the south line of said Lot 42, a distance of 50.01 feet to the POINT-OF-BEGINNING.

Attachment A

Exhibit "A-1"

VOL 15074
Z2015264

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-235
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

FIELD NOTES
FOR
1.766 ACRES OF LAND

BEING 1.766 acres (76,907 square feet) of land out of the Antonio Fuentes Survey No. 368, Abstract 248, County Block 4333, Bexar County, Texas, and being out of 5.897 acres out of the remaining portion of that certain 6.807 acre Ellone Tract recorded in Volume 5942, Page 1733 of the Real Property Records of Bexar County, Texas, said 1.766 acres of land fronting on the north right-of-way line of Marbach Road and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin found on the north right-of-way line of Marbach Road, said iron pin being the southeast corner of Lot 42, Block 8, Lackland City Subdivision Unit 142A recorded in Volume 9513, Page 43 of the Deed and Plat Records of Bexar County, Texas;

THENCE North 01° 40' 07" East, with and along the east line of said Lot 42, a distance of 366.51 feet to a 1/2-inch iron pin with a plastic cap found for the northwest corner of the herein described tract also being the southwest corner of a 0.910 acre tract out of said 6.807 acre tract for corner, said 0.910 acre tract being a part of a 3.260 acre tract which consists of 2.350 acres out of said Lot 42 and 0.910 acres out of said 6.807 acre tract;

THENCE South 88° 19' 54" East, with and along the south line of said 0.910 acre tract out of said 6.807 acre tract, a distance of 210.90 feet to a 1/2-inch iron pin with a plastic cap found for the northeast corner of the herein described tract;

THENCE South 01° 40' 07" West, a distance of 362.80 feet to a 1/2-inch iron pin with a plastic cap set on the north right-of-way line of Marbach Road, said point being South 89° 20' 20"East 1088.82' from the west right-of-way line of Ellison Drive, said point being the southeast corner of the herein described tract;

THENCE North 89° 20' 20" West, along the north right-of-way line of Marbach Road a distance of 210.94' to the POINT OF BEGINNING.

STATE OF TEXAS
REGISTERED
JACK S. BROWN
2708
PROFESSIONAL
LAND SURVEYOR

BROWN ENGINEERING CO.

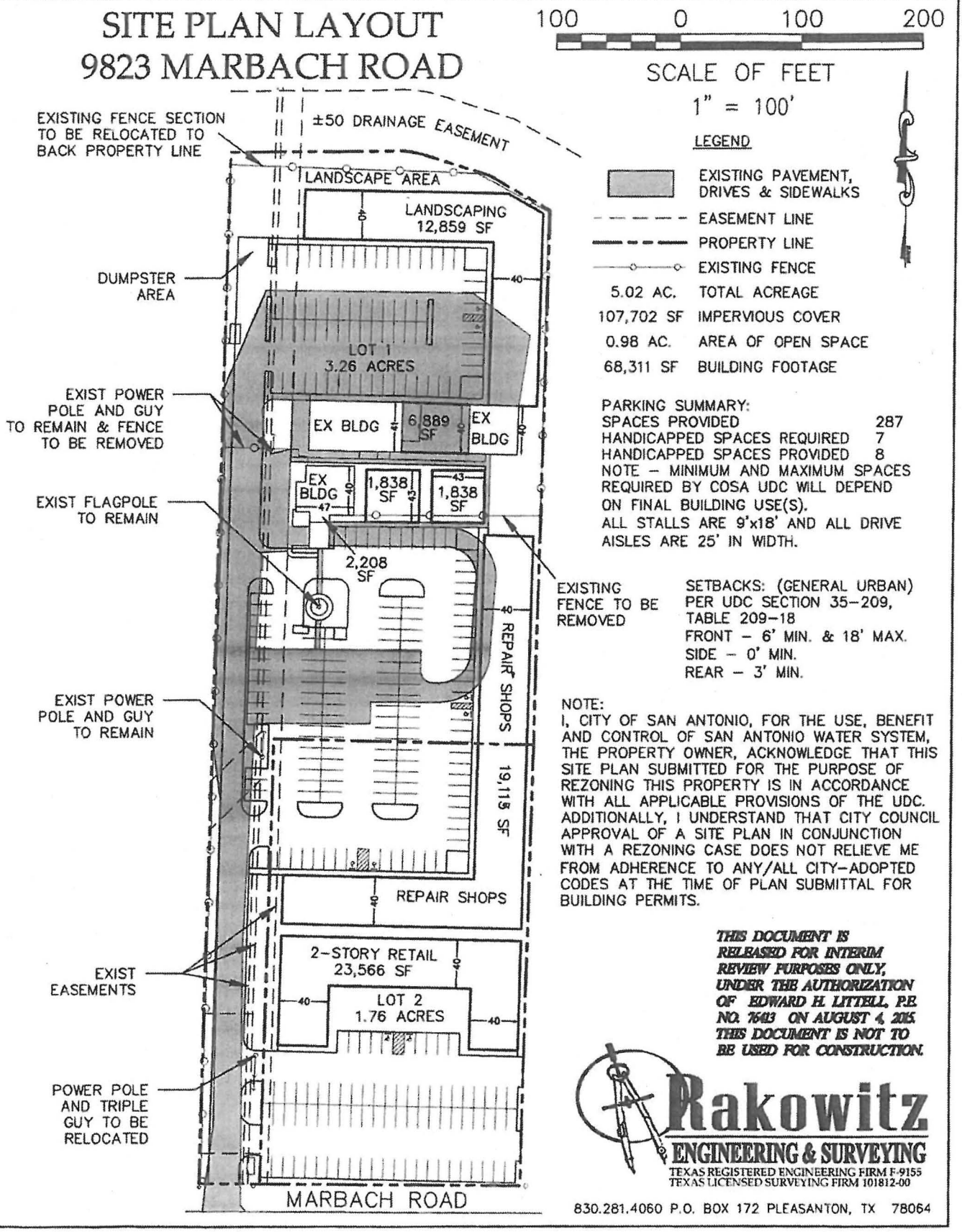
Jack S. Brown

Jack S. Brown
Registered Professional Land Surveyor #2708
DATE: December 21, 1994

Job No. 001-172-00

Z2015264S

SITE PLAN LAYOUT
9823 MARBACH ROAD



THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY, UNDER THE AUTHORIZATION OF EDWARD H. LITTELL, P.E. NO. 76413 ON AUGUST 4, 2015. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101812-00
830.281.4060 P.O. BOX 172 PLEASANTON, TX 78064

Attachment B