SG/cla
03/20/2014
Z-11

CASE NO. Z2014074

AN ORDINANCE 2014-03-20-0197

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 1.862 acres out of Lot 1, NCB 14088 from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales 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 30, 2014.

PASSED AND APPROVED this 20th day of March 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-11 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11)**
Date:	03/20/2014
Time:	02:21:32 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2014074 (District 10): An Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on a 1.862 acre portion of Lot 1, NCB 14088 located at 9315 Broadway. Staff recommends approval. Zoning Commission recommendation pending the March 18, 2014 public hearing.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	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				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2014074

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELDNOTE DESCRIPTION

FOR

A 1.862 acre, or 81,116 square feet more or less, tract of land being out of Lot 1 of the Missouri Pacific Railroad Company 2 Industrial Tracts Subdivision recorded in Volume 5700, Pages 115-116 of the Deed and Plat Records of Bexar County Texas in New City Block 14088 of the City of San Antonio, Bexar County, Texas. Said 1.862 acre tract being more fully described as follows, with bearings being based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 (CORS1996):

BEGINNING: At a point on the northwest right-of-way line of Broadway Street, a variable width right-of-way, at the intersection with the northeast line of that 15-foot strip conveyed to the City of San Antonio in Volume 3739, Page 358 of said Deed Records, both as shown on plat of said Missouri Pacific Railroad Company 2 Industrial Tracts Subdivision, the southeast corner of said Lot 1;

THENCE: N 47°55'00" W, departing said northwest right-of-way line of Broadway Street, with the northeast line of said 15-foot strip conveyed to the City of San Antonio, the southwest line of said Lot 1, a distance of 201.67 feet to a point, and from which the south corner of Lot 18 of the Pape Industrial Park Unit 2 Subdivision, recorded in Volume 7000, Page 224 of said Deed and Plat Records, a west corner of this tract bears S47°55'10"E, a distance of 598.33 feet;

THENCE: N 42°00'42" E, departing the northeast line of said 15-foot strip, over and across said Lot 1, a distance of 400.00 feet to a point on the southwest line of Lot 3 of the Missouri Pacific Railroad Company Industrial Tract Subdivision recorded in Volume 5940, Page 4 of said Deed and Plat Records, and from which an angle point of said Lot 1 bears N47°55'00"W, a distance of 792.15 feet;

THENCE: S 47°55'00" E, with the northeast line of said Lot 1, the southwest line of said Lot 3, a distance of 203.91 feet to a point on the west right-of-way line of Broadway Street, for the east corner of said Lot 1, the south corner of said Lot 3;

RR

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

ATTACHMENT A

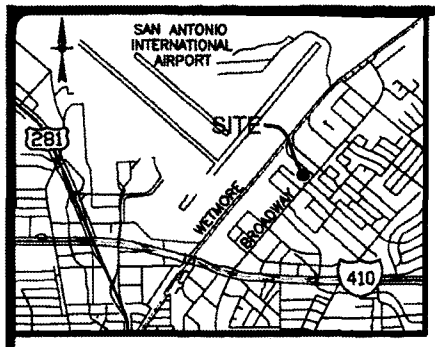
THENCE: S 42°20'00" W, along and with the northwest right-of-way line of said Broadway Street, the southeast line of said Lot 1, a distance of 400.00 feet to the POINT OF BEGINNING, and containing 1.862 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 17, 2014
JOB NO. 9009-14
DOC. ID. 9270-13
FILE: N:\Survey14\14-9000\9009-14\Word\9009-14 FN.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

05 MAR. 14



LOCATION MAP

MAPSCO MAP GRID:
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
POB	POINT OF BEGINNING

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (CORS 1996).

1 inch = 100'

100' 0' 50' 100'

LOT 3
N.C.B. 14088
MISSOURI PACIFIC RAILROAD COMPANY
INDUSTRIAL TRACTS SUBDIVISION
(VOL. 5940, PG. 4 D.P.R.)

S47°55'00"E 203.91'

S47°55'00"E
792.15'

"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."

LOT 1
N.C.B. 14088
MISSOURI PACIFIC RAILROAD COMPANY
2 INDUSTRIAL TRACTS SUBDIVISION
(VOL. 5700, PGS.115-116 D.P.R.)

N42°00'42"E 400.00'

S42°20'00"W 400.00'

BROADWAY STREET
A VARIABLE WIDTH R.O.W.
(VOL. 5700, PGS. 115-116 D.P.R.)

LOT 18
N.C.B. 12100
PAPE INDUSTRIAL PARK UNIT 2
(VOL. 7000, PG. 224 D.P.R.)

1.862 ACRES
(81,116 SQUARE FEET MORE OR LESS)

15' DEDICATION
CITY OF SAN ANTONIO
(VOL. 3739, PGS. 358 D.R.)

N47°55'00"W
598.33'

P.O.B.

33-FT ALLEY
PUBLIC RIGHT-OF-WAY

N47°55'00"W 201.67'

LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 1

18' ALLEY
(VOL. 5700, PGS.115-116 D.P.R.)

BLOCK 3

N.C.B. 13571
PAPE INDUSTRIAL PARK SUBDIVISION
VOL. 4960, PG. 7 DPR

S42°20'00"W
233.0'

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

ZONING EXHIBIT

1.862 ACRES
SAN ANTONIO, TEXAS

05MAR14

DANBURY DRIVE
60-FT. R.O.W.
(VOL.4960 PG.7 D.P.R.)

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-00

SHEET 1 OF 1

JOB No.: 9009-14

Date: Mar 05, 2014, 11:37am User ID: VRelano
File: N:\Survey14\14-9000\9009-14\EX9009-14.dwg