

AN ORDINANCE 2013-12-05-0884

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 0.2 of an acre out of NCB 11167 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial 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.

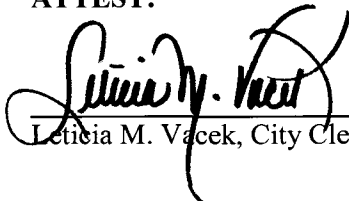
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective December 15, 2013.

PASSED AND APPROVED this 5th day of December, 2013.

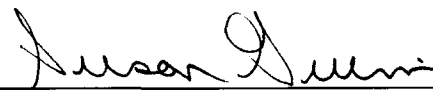

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Michael D. Bernard, City Attorney

Agenda Item:	Z-8 (in consent vote: 44, 45, 46, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-11, Z-12, P-5, Z-14, Z-16)
Date:	12/05/2013
Time:	02:31:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2013209 (District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.20 acres out of NCB 11167 located on a portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway. Staff and Zoning Commission recommend approval.
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				x
Rebecca Viagran	District 3		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				
Carlton Soules	District 10		x			x	

STATE OF TEXAS

§
§
§
§
§

COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 0.20 ACRES, MORE OR LESS, OF LAND AREA BEING A PORTION OF LOTS 24, 25 AND 31, BLOCK 35, IRIS SUBDIVISION, NEW CITY BLOCK NO. 11167, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 2805, PAGE 280 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 343, BLOCK 35, MAYFIELD PARK, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 980, PAGE 94 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 31 DESCRIBED AS 0.093 ACRES IN A DEED TO CARROLL J. COFFEE ET UX, RECORDED IN VOLUME 8011, PAGE 592 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 343 DESCRIBED IN A DEED TO CARROLL J. COFFEE ET UX, RECORDED IN VOLUME 2987, PAGE 379 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 25 DESCRIBED IN A DEED TO CARROLL J. COFFEE ET UX, RECORDED IN VOLUME 3569, PAGE 21 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" iron rod set in the common curving west line of the Coffee 0.093 acre tract and the east line of State Highway No. 346 (Poteet- Jourdanton Freeway), from which a 1/2" iron rod found at the intersection of the east line of S.H. 346 and the north line of Villaret Boulevard, being the southwest corner of the Coffee 0.093 acre tract bears, along a curve to the right having a radius of 5844.58 feet, an arc length of 137.90 feet and a chord which bears S14°06'17"W 137.90 feet;

THENCE with the common west line of the Coffee 0.093 acre tract and the east line of S.H. 346, with a curve to the left having a radius of 5844.58 feet, an arc length of 42.19 feet and a chord which bears N13°14'06"E 42.19 feet to a 1/4" iron rod found in the south line of Lot 24, at the northwest corner of the Coffee 0.093 acre tract;

THENCE continuing with the east line of S.H. 346, crossing the southeast corner of Lot 24 (of which no record ownership information was found for the small triangular shaped piece of land which this description includes in the southeast corner of Lot 24), entering the portion of Lot 343 described in said deed to Coffee, with a curve to the left having a radius of 5844.58 feet, an arc length of 53.43 feet and a chord which bears N12°44'34"E 53.43 feet to a 1/4" iron rod found at the northwest corner of this description, pass on this course at an arc length of 9.57 feet the common east line of Lot 24 and the west line of said portion of Lot 343;

THENCE continuing across said portion of Lot 343, crossing Lot 25, partially with the south line of that tract described as 0.235 acres in a deed to Azucena Sanchez, recorded in Document No. 20120089727 of the Official Public Records of Bexar County, Texas, N89°58'26"E 110.35 feet to a chain link fence corner post found in the common east line of Lot 25 and the west line of that tract described as 2 acres in a deed to Hong Sun Wong et ux, recorded in Volume 3472, Page 61 of the Deed Records of Bexar County, Texas, at the common southeast corner of the Sanchez 0.235 acre tract and the northeast corner of this description;

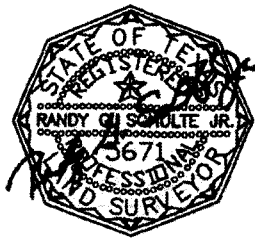
THENCE with the common east line of Lot 25 and the west line of the Wong 2 acre tract, S00°00'00"E 52.00 feet to a 1/4" iron rod set at the common southeast corner of Lot 25 and the northeast corner of Lot 32, Iris Subdivision;

THENCE with the common south line of Lot 25 and the north line of Lot 32, N90°00'00"W 60.00 feet to a 1/4" iron rod set in the east line of the said portion of Lot 343, at the common southwest corner of Lot 25 and the northwest corner of Lot 32;

THENCE with the common west line of Lot 32 and the east line of said portion of Lot 343, S00°00'00"E 41.23 feet to a 1/4" iron rod set at the lower southeast corner of this description;

THENCE crossing said portion of Lot 343 and the Coffee 0.093 acre tract,
N90°00'00"W 71.80 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.20 acres, more or
less, of land area as prepared from public records and a survey made on
the ground on July 9, 2013, by Precision Surveyors, Inc. of San Antonio,
Texas. All ½" iron rods set are capped with a plastic cap stamped
"PRECISION SURVEYORS". Bearings for this description are based on
monuments found on the north line of Villaret Boulevard, record bearing
being E A S T - W E S T.



Randy G. Schulte, Jr.
Registered Professional Land Surveyor
No. 5671
Job No. SA2013-02775 Tract 1
July 9, 2013
Revised September 26, 2013