

AN ORDINANCE 2016-06-16-0495

**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 Lots 24 and C, Block A, NCB 7787, and 0.099 acres out of NCB 7787 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot.

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. 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 4. The City Council finds that the following conditions shall be met to ensure compatibility with the surrounding properties:

- A. All lighting on site shall be downward facing and away from residential areas.

SECTION 5. 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 6. All other provisions of Chapter 35 except those expressly amended by this ordinance

SG/lj
06/16/2016
Z-7 - Amended

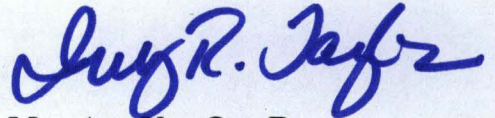
CASE NO. Z2016118 S

shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 7. 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.

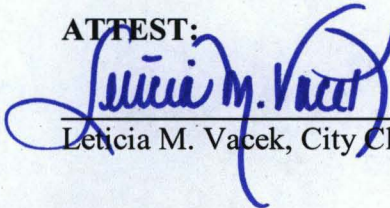
SECTION 8. This ordinance shall become effective June 26 2016.

PASSED AND APPROVED this 16th day of June 2016.



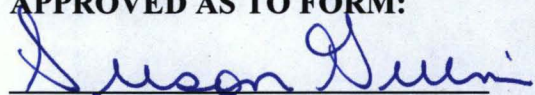
M A Y O R
Ivy R. Taylor

ATTEST:



Letícia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-7 (in consent vote: P-3, Z-7)						
Date:	06/16/2016						
Time:	02:14:57 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016118 S (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located at 156, 158, and 160 Koepke Avenue. Staff and Zoning Commission recommend Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 16032)						
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				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x			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				

SCANNED



Z2016118

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT, 720 GMG PARTNERS, LTD., hereinafter called Grantor (whether one or more), acting herein by and through its partner thereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by WILLIAM GONZABA, hereinafter called Grantee (whether one or more), whose mailing address is: #9 Ironwood Road SA, TX. 78212 the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being 0.099 acres of land, more or less, out of a part of Subdivision No. 29 and a part of Subdivision No. 1 of the Roderick T. Higginbotham Survey No. 29, Abstract 312, Bexar County, Texas, and being that same property described by Warranty Deed recorded in Volume 4185, Page 1013, Official Public Records, Bexar County, Texas, said 0.099 acres being more particularly described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

Z2016118

EXECUTED ON THE FOLLOWING DATE: _____

720 GMG PARTNERS, LTD.

By: Isabel Gonzalez
Printed Name: ISABEL GONZALEZ
Title: MANAGING PARTNER

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 24 day of March, 2015, by Isabel Gonzalez, Managing Partner of 720 GMG PARTNERS, LTD., on behalf of said entity.



Haven Boisjoly
Notary Public, State of Texas

This instrument was prepared solely from information and on instructions given to this office by our client. No title opinion or other information has been furnished to or has been, or is being, given by this office to any person in connection with the preparation of this instrument or the accuracy of the information contained herein.

AFTER RECORDING RETURN TO:

Prepared in the Law Offices of:

West & West

Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

22016118

EXHIBIT "A"

METES AND BOUNDS

Being 0.099 acres of land, more or less, out of a part of Subdivision No. 29 and a part of Subdivision No. 1 of the Roderick T. Higginbotham Survey No. 29, Abstract 312, Bexar County, Texas, and being that same property described by Warranty Deed recorded in Volume 4185, Page 1013, Official Public Records, Bexar County, Texas, said 0.099 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the 720 GMG Partners, LTD Tract 10 (Volume 15882, Page 583), same being the northwest corner of Lot 24 of said Koepke Addition and on the South Right-of-Way line of Koepke, same also being POINT OF COMMENCEMENT;

THENCE along the South Right-of-Way line of said Koepke, South 89 degrees 35 minutes 20 seconds West, a distance of 51.13 feet to a 1/2 inch iron rod set for the northeast corner of this 0.099 acres, same being the northwest corner of said Lot C, Block A and the POINT OF BEGINNING;

THENCE along the line common to this 0.099 acres and said Lot C, Block A, South 00 degrees 24 minutes 40 seconds East, a distance of 84.00 feet to a point for the southeast corner of this 0.099 acres, from which a metal fence post bears North 24 degrees 19 minutes 11 seconds East, 1.02 feet, said point also being the southwest corner of said Tract 10 and on the northwest corner of Lot 27, of said Koepke Addition, same also being the northeast corner of Lot 26, of said Koepke Addition of said Koepke Addition;

THENCE along the line common to this 0.099 acres and said Lot 26, South 89 degrees 35 minutes 20 seconds West, a distance of 51.13 feet (called 50.0 feet) to a point for the southwest corner of this 0.099 acres, from which a metal fence post bears North 34 degrees 14 minutes 33 seconds East, 1.28 feet, said point also being the northwest corner of said Lot 26 and on the East line of Lot 43, Gonzaba Subdivision (Volume 9615, Page 19);

THENCE along the line common to this 0.099 acres and said Lot 43, North 00 degrees 24 minutes 40 seconds West, at a distance of 5.53 feet pass a 1/2 inch iron rod found, and continuing for a total distance of 84.00 feet to a 1/2 inch iron rod set for the northwest corner of this 0.099 acres, same being an angle corner along the South Right-of-Way line of said Koepke;

THENCE along the Right-of-Way line of said Koepke, North 89 degrees 35 minutes 00 seconds East, a distance of 51.13 feet (called 50.0 feet) to the POINT OF BEGINNING, and containing 0.099 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

Mark J. Ewald
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 15, 2014



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 24 2015



Gerard C. Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS

