

AN ORDINANCE 2015-12-17-1080

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 3.82 acres of land out of NCB 567 from "D HE AHOD" Downtown Historic Exceptional Airport Hazard Overlay District and "D AHOD" Downtown Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District.

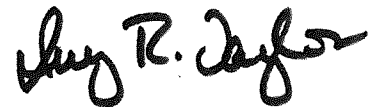
**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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.

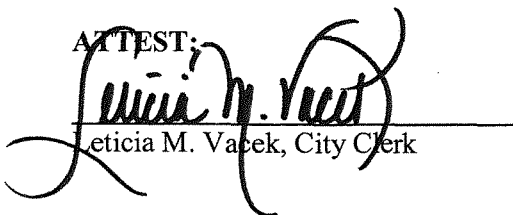
**SECTION 5.** This ordinance shall become effective December 27, 2015.

**PASSED AND APPROVED** this 17<sup>th</sup> day of December, 2015.



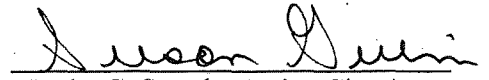
M A Y O R  
Ivy R. Taylor

ATTEST:



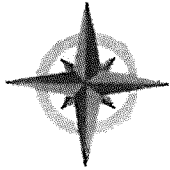
Leticia M. Vabek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

For



72016004

**3.82 ACRE TRACT**

FIELD NOTES OF A 3.82 ACRE (166,246 SQUARE FEET, MORE OR LESS) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 13, ALL OF LOTS 1 – 12, AND ALL OF LOT 14, BLOCK 4, NCB 567 OF THE CITY OF SAN ANTONIO AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO URBAN ICE, LTC., OF RECORD IN VOLUME 8201, PAGE 1357, OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS WEST LINE OF BLOCK 4, BEARING N 00°11'47" W.)

**BEGINNING:** At a called 1/2" iron rod with cap stamped "Baker" for the northwest corner of the right of way line of N. Cherry Street (55.6' Right of Way) and E. Houston Street (Variable Width Right of Way), the southeast corner Block 4, This Tract and the POINT OF BEGINNING;

**THENCE:** S 89°48'13" W, with the north line of E. Houston Street, the south line of Block 4 and This Tract, a distance of 296.82 feet to a point for the southwest corner of This Tract;

**THENCE:** N 00°11'47" W, departing the north right of way line of E. Houston Street, across Block 4, with the east line of Building constructed in 1909 and a west line of This Tract, a distance of 61.28 feet to a point for the northeast corner of the Building constructed in 1909 and a reentrant corner of This Tract;

**THENCE:** S 89°48'13" W, continuing across Block 4, with the north line of the Building constructed in 1909, and a south line of This Tract, a distance of 133.18 feet to a point in the east right of way line of the Rail Road Right of Way and the west line of Block 4 and This Tract;

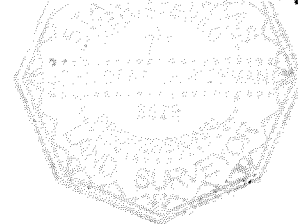
**THENCE:** N 00°11'47" W, with the east right of way line of the Rail Road and the west line of Block 4 and This Tract, a distance of 344.32 feet to a called 1/2" iron rod with cap stamped "Baker" for the northwest corner of Block 4 and This Tract;

**THENCE:** N 89°48'13" E, departing the east line of the Rail Road Right of Way, with the south right of way line of Dawson Street (55.6' Right of Way) and the north line of Block 4 and This Tract, a distance of 430.00 feet to called Building Corner for the northeast corner of Block 4 and This Tract;

**THENCE:** S 00°11'47" E, with the west right of way line of N. Cherry Street and the east line of Block 4 and This Tract, a distance of 405.60 feet to the POINT OF BEGINNING and containing 3.82 acres of land in the City of San Antonio, Bexar County, Texas.

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.

J. Derrick Rickman  
Registered Professional Land Surveyor # 5826



Z2016004

ADDRESS: 305 E. HOUSTON ST.  
430 DAWSON ST.

### ZONING EXHIBIT

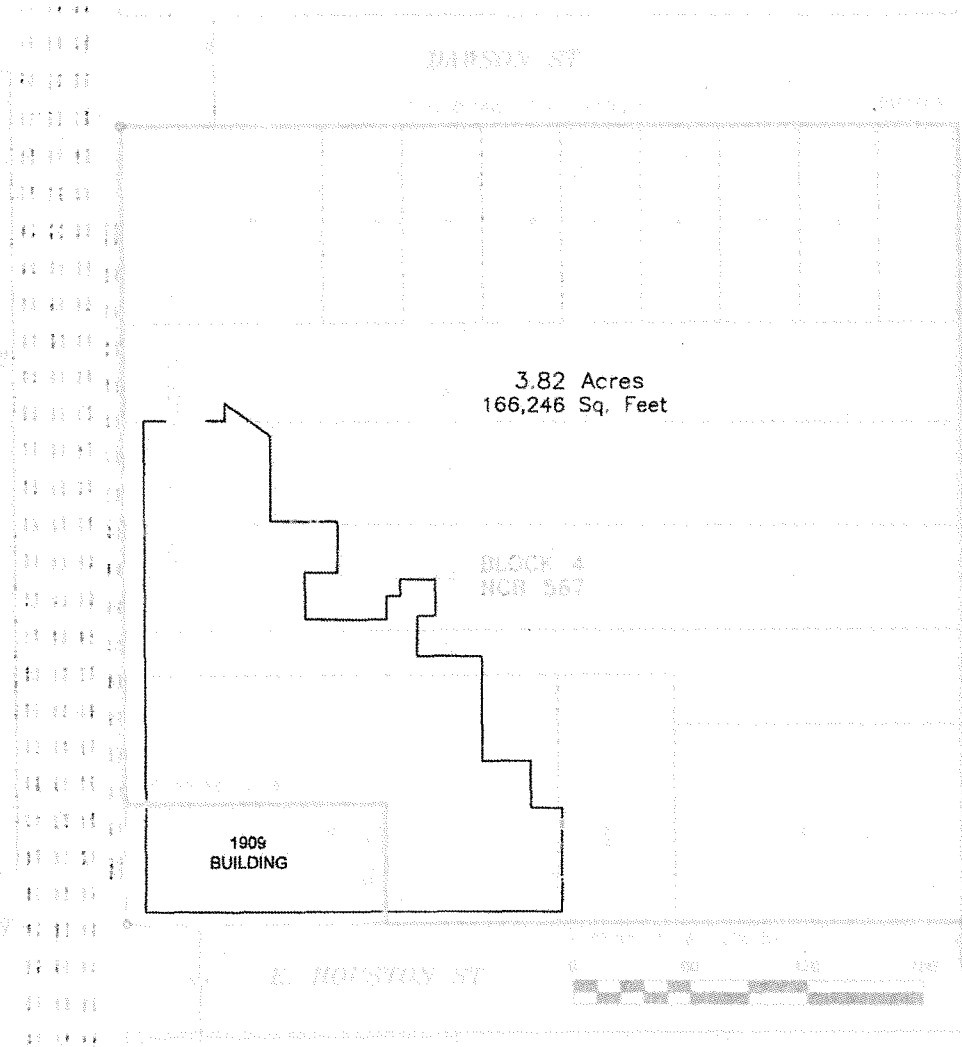
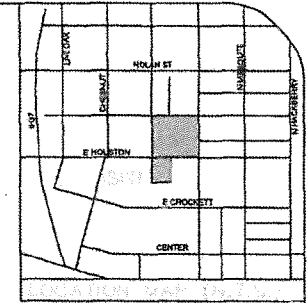


EXHIBIT OF A 3.82 ACRE (166,246 SQUARE FEET, MORE OR LESS) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS BEING A PORTION OF LOT 13, ALL OF LOTS 1-12, AND ALL OF LOT 14, BLOCK 4, NCB 567 OF THE CITY OF SAN ANTONIO AND BEING A PORTION OF THE TRACT OF LAND CONVEYED TO URBAN ICE, LTD. OF RECORD IN VOLUME 8261, PAGE 1357 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

This document was prepared under the Texas Public Information Act and is not to be used to convey or establish interests in real property except those rights and interests expressly established by the creator or reidentification of the boundary of the political subdivision for which it was prepared.

#### LEGEND

1/4" = 100' (Scale)



3.82 Acres  
166,246 Sq. Feet

BLOCK 4  
NCB 567

1909  
BUILDING

**J. DERRICK RICKMAN**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5826

**RICKMAN LAND SURVEYING**

1515 FINE RD. 10149-06  
119.00 82ND, CANYON LAKE, TEXAS 78133  
PHONE (830) 325-2437  
WWW.RICKMANLANDSURVEYING.COM

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<b>Agenda Item:</b>	Z-3
<b>Date:</b>	12/17/2015
<b>Time:</b>	02:16:11 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2016004 (Council District 2): An Ordinance amending the Zoning District Boundary from "D HE AHOD" Downtown Historic Exceptional Airport Hazard Overlay District and "D AHOD" Downtown Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District on approximately 3.82 acres of land out of NCB 567 located at 1305 East Houston Street and 430 North Cherry Street. Staff recommends Denial. Zoning Commission recommends Approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	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				
Michael Gallagher	District 10		x				