

AN ORDINANCE 2016-06-02-0424

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 7.5 acres out of NCB 14862 from "R-6" Residential Single-Family District to "O-1" Office District and "C-2 NA" Commercial Nonalcoholic Sales District.

SECTION 2. in accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to a height of eight (8) feet along the property line that abuts existing residential zoning districts and land uses.

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. 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 5. 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.

SG/lj
06/02/2016
Z-16

CASE NO. Z2016138

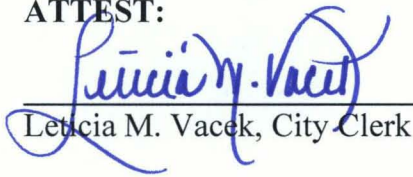
SECTION 6. This ordinance shall become effective June 12th 2016.

PASSED AND APPROVED this 2nd day of June 2016.




M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vaccek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-16						
Date:	06/02/2016						
Time:	03:06:13 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016138 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "O-1" Office District and "C-2NA" Commercial Nonalcoholic Sales District on 7.5 acres out of NCB 14862 and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code, generally located in the 5400 block of Prue Road. Staff and Zoning Commission recommend Approval.						
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				
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			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

**METES AND BOUNDS DESCRIPTION
FOR AN APPROXIMATELY 2.5 ACRE POLITICAL SUBDIVISION OF PROPOSED O-1 ZONING,
NEW CITY BLOCK 14862**

Being approximately 2.5 acres of political subdivision situated in New City Block (NCB) 14862 comprised of portions of a 5.149-acre tract conveyed to Oaks Uptown Estates, LLC, recorded in Volume 17137, Page 1788, Official Public Records of Real Property (O.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), a 1.83-acre tract conveyed to Oaks Business Park, Ltd., recorded in Volume 16862, Page 2477, O.P.R., and Parcel 81, called a 20-foot private roadway-1.32-acres conveyed to George Judson, recorded in Volume 7504, Page 1174, O.P.R., said approximate 2.5-acre political subdivision being more particularly described as follows:

BEGINNING at the northeast corner of Lot 25, Block 1, NCB 18925, Auburn Oaks P.U.D., recorded in Volume 9526, Page 197, Deed and Plat Records (D.P.R.), same point lying on the west line of Lot 3, Block 1, NCB 17493, Northwest Business Park Subdivision, recorded in volume 9539, Page 134, D.P.R. and also being the southeast corner of said 1.83-acre tract, for the southeast corner of the herein described political subdivision;

THENCE in a westerly direction along the common line of said Block 1, Auburn Oaks P.U.D., 1.83-acre tract and 5.149-acre tract, approximately 765 feet to a point on the common line of said Parcel 81 and 5.149-acre tract, for the southwest corner of the herein described political subdivision;

THENCE in a northerly direction along said common line, into and across said Parcel 81, approximately 419 feet to a point on the south line of Lot 903, Block 2, NCB 17504, Silicon Heights, recorded in Volume 9583, Pages 163-164, D.P.R., same point also lying on the north line of said Parcel 81, for the northwest corner of the herein described political subdivision;

THENCE in an easterly direction along said common line of said Lot 903 and Parcel 81, 100 feet to a point, for the most northerly-northeast corner of the herein described political subdivision;

THENCE in a southerly direction departing said common line, 100 feet east and parallel to said west line of 5.149-acre tract, into and across said Parcel 81 and 5.149-acre tract, approximately 319 feet to a point, for an interior corner of the herein described political subdivision;

THENCE in an easterly direction, 100 feet north and parallel to said Block 1 in Auburn Oaks P.U.D., continuing into and across said 5.149-acre tract and 1.83-acre tract, approximately 665 feet to a point on the common line of said 1.183-acre tract and said Lot 3, for the most easterly-northeast corner of the herein described political subdivision;

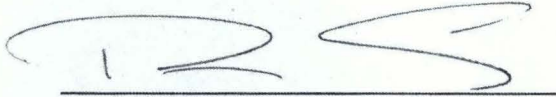
THENCE in a southerly direction along the common line of said 1.83-acre tract and Lot 3, 100 feet returning to the **POINT OF BEGINNING** and containing approximately 2.5 acres of political subdivision.

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.



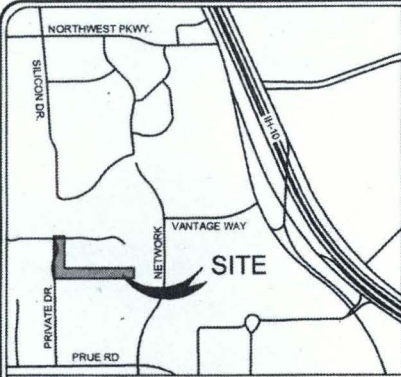
Project No. 0253-124
March 24, 2016
Revised March 30, 2016

Certified this 30th day of March, 2016



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6347
Vickrey & Associates, Inc.





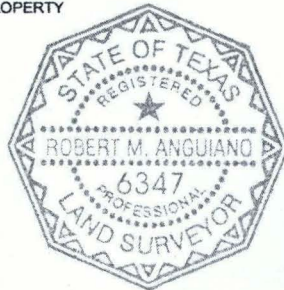
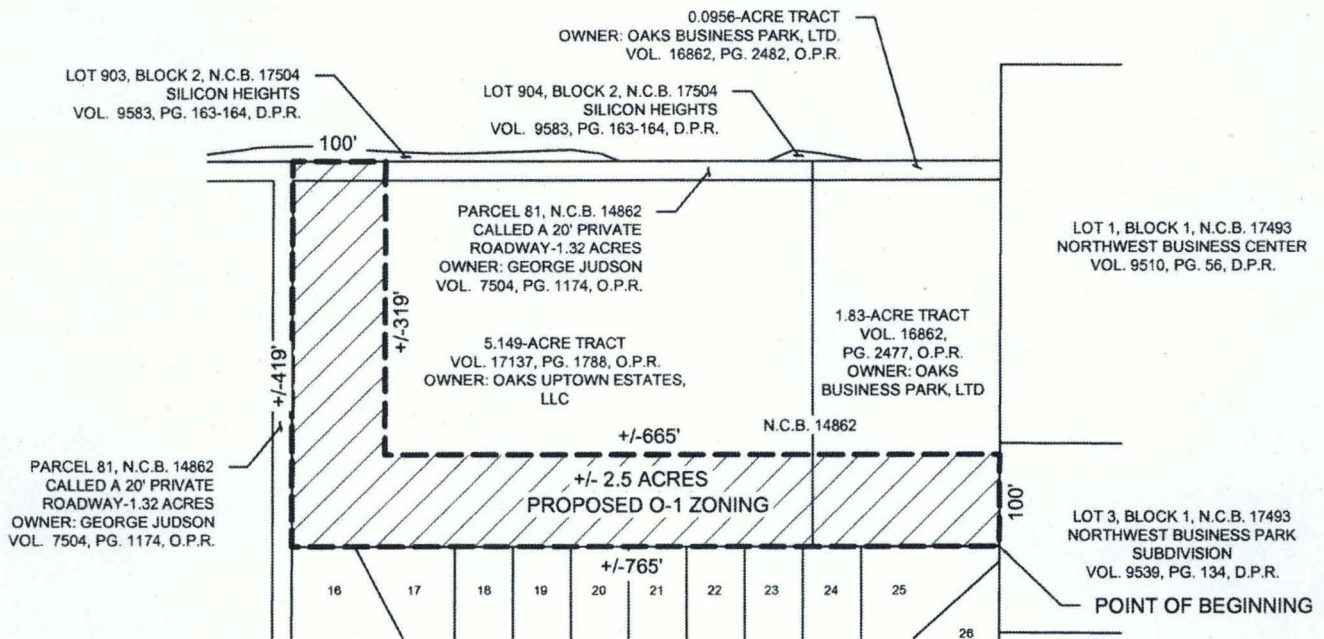
LOCATION MAP

NOTES

NOTES:

1. 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.
2. ABSTRACTING WAS PERFORMED ON MARCH 23, 2016.
3. OTHER MATTERS OF RECORD ARE NOT SHOWN HEREIN.

LOT 17, BLOCK 2, N.C.B. 17504
SILICON HEIGHTS
VOL. 9643, PG. 216-217, D.P.R.



POLITICAL SUBDIVISION
+/-2.5 ACRES, N.C.B. 14862

APPROXIMATELY 2.5 ACRES OF POLITICAL SUBDIVISION SITUATED IN NEW CITY BLOCK 14862 COMPRISED OF PORTIONS OF A 5.149-ACRE TRACT CONVEYED TO OAKS UPTOWN ESTATES, LLC, RECORDED IN VOLUME 17137, PAGE 1788, O.P.R., A 1.83-ACRE TRACT CONVEYED TO OAKS BUSINESS PARK, LTD., RECORDED IN VOLUME 16862, PAGE 2477, O.P.R., AND PARCEL 81, CALLED A 20-FOOT PRIVATE ROADWAY-1.32-ACRES CONVEYED TO GEORGE JUDSON, RECORDED IN VOLUME 7504, PAGE 1174, O.P.R.



SCALE: 1"=200'

DATED 03-30-16

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUIANO@VICKREYINC.COM

Attachment "A"

SHEET 3 OF 3



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

Telephone: (210) 349-3271

TBPLS Firm Registration No: 10004100

**METES AND BOUNDS DESCRIPTION
FOR AN APPROXIMATELY 5 ACRE POLITICAL SUBDIVISION OF PROPOSED C2NA ZONING,
NEW CITY BLOCK 14862**

Being approximately 5 acres of political subdivision situated in New City Block (NCB) 14862 comprised of portions of a 5.149-acre tract conveyed to Oaks Uptown Estates, LLC, recorded in Volume 17137, Page 1788, Official Public Records of Real Property (O.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), a 1.83-acre tract conveyed to Oaks Business Park, Ltd., recorded in Volume 16862, Page 2477, O.P.R., Parcel 81, called a 20-foot private roadway-1.32-acres conveyed to George Judson, recorded in Volume 7504, Page 1174, O.P.R., and a 0.0956-acre tract conveyed to Oaks Business Park, Ltd., recorded in Volume 16862, Page 2482, O.P.R., said approximate 5-acre political subdivision being more particularly described as follows:

COMMENCING at the northeast corner of Lot 25, Block 1, NCB 18925, Auburn Oaks P.U.D., recorded in Volume 9526, Page 197, Deed and Plat Records (D.P.R.), same point lying on the west line of Lot 3, Block 1, NCB 17493, Northwest Business Park Subdivision, recorded in volume 9539, Page 134, D.P.R. and also being the southeast corner of said 1.83-acre tract, for the southeast corner of the herein described political subdivision;

THENCE in a northerly direction along the common line of said 1.83-acre tract and Lot 3, 100 feet to the **POINT OF BEGINNING** and southeast corner of the herein described political subdivision;

THENCE in a westerly direction, 100 feet north and parallel to the north line of said Block 1, into and across said 1.83-acre tract and 5.149-acre tract, approximately 665 feet to a point, for the southwest corner of the herein described political subdivision;

THENCE in a northerly direction, 100 feet east and parallel to the west line of said 5.149-acre tract, continuing into and across said 5.149-acre tract and Parcel 81, approximately 319 feet to a point on the south line of Lot 903, Block 2, NCB 17504, Silicon Heights, recorded in Volume 9583, Pages 163-164, D.P.R., for the northwest corner of the herein described political subdivision;

THENCE in an easterly direction, along the common line of said Parcel 81, 0.0956-acre tract, Lot 903, Lot 17, Block 2, NCB 17504, Silicon Heights, recorded in Volume 9643, Pages 216-217, D.P.R. and Lot 904, Block 2, NCB 17504, Silicon Heights, recorded in Volume 9583, Pages 163-164, D.P.R., approximately 665 feet to a point at the southeast corner of said Lot 17, same point also being the northeast corner of said 0.0956-acre and lying on the west line of Lot 1, Block 1, NCB 17493, Northwest Business Center, recorded in Volume 9510, Page 56, D.P.R., for the northeast corner of the herein described political subdivision;

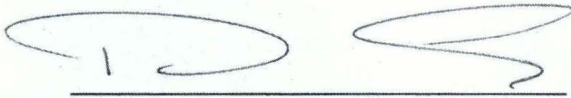
THENCE in a southerly direction along the common line of said 0.0956-acre tract, 1.83-acre tract, Lot 1 and Lot 3, approximately 319 feet returning to the **POINT OF BEGINNING** and containing approximately 5 acres of political subdivision.



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.

Project No. 0253-124
March 24, 2016
Revised March 30, 2016

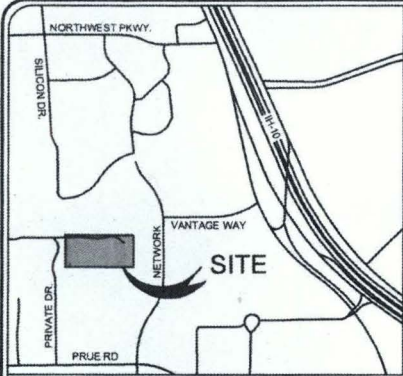
Certified this 30th day of March, 2016



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6347
Vickrey & Associates, Inc.



Attachment "A"



LOCATION MAP

NOTES:

1. 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.
2. ABSTRACTING WAS PERFORMED ON MARCH 23, 2016.
3. OTHER MATTERS OF RECORD ARE NOT SHOWN HEREIN.

NOTES

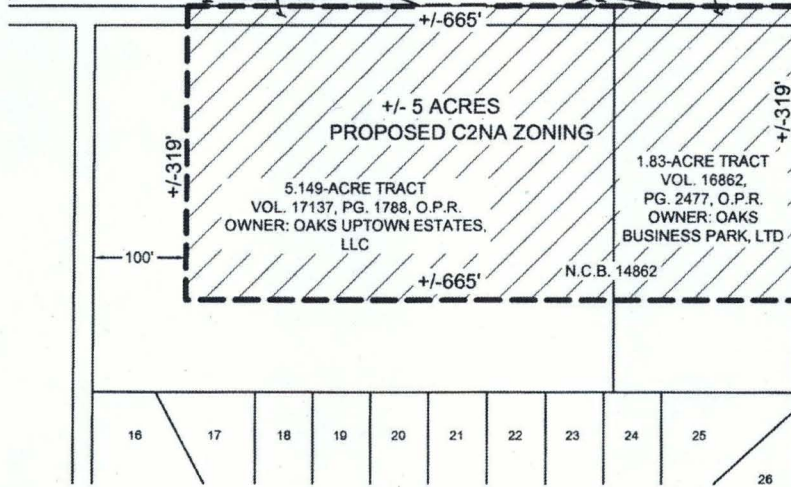
LOT 17, BLOCK 2, N.C.B. 17504
SILICON HEIGHTS
VOL. 9643, PG. 216-217, D.P.R.

PARCEL 81, N.C.B. 14862
CALLED A 20' PRIVATE
ROADWAY-1.32 ACRES
OWNER: GEORGE JUDSON
VOL. 7504, PG. 1174, O.P.R.

LOT 903, BLOCK 2, N.C.B. 17504
SILICON HEIGHTS
VOL. 9583, PG. 163-164, D.P.R.

0.0956-ACRE TRACT
OWNER: OAKS BUSINESS PARK, LTD.
VOL. 16862, PG. 2482, O.P.R.

LOT 904, BLOCK 2, N.C.B. 17504
SILICON HEIGHTS
VOL. 9583, PG. 163-164, D.P.R.



LOT 1, BLOCK 1, N.C.B. 17493
NORTHWEST BUSINESS CENTER
VOL. 9510, PG. 56, D.P.R.

POINT OF BEGINNING

LOT 3, BLOCK 1, N.C.B. 17493
NORTHWEST BUSINESS CENTER
SUBDIVISION
VOL. 9539, PG. 134, D.P.R.

POINT OF COMMENCEMENT

LEGEND

- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OR REAL PROPERTY OF BEXAR COUNTY, TEXAS
- N.C.B. NEW CITY BLOCK

BLOCK 1, N.C.B. 18925
AUBURN OAKS P.U.D.
VOL. 9526, PG. 197, D.P.R.



POLITICAL SUBDIVISION
+/- 5 ACRES, N.C.B. 14862

APPROXIMATELY 5 ACRES OF POLITICAL SUBDIVISION SITUATED IN NEW CITY BLOCK 14862 COMPRISED OF PORTIONS OF A 5.149-ACRE TRACT CONVEYED TO OAKS UPTOWN ESTATES, LLC, RECORDED IN VOLUME 17137, PAGE 1788, O.P.R., A 1.83-ACRE TRACT CONVEYED TO OAKS BUSINESS PARK, LTD., RECORDED IN VOLUME 16862, PAGE 2477, O.P.R., PARCEL 81, CALLED A 20-FOOT PRIVATE ROADWAY-1.32-ACRES CONVEYED TO GEORGE JUDSON, RECORDED IN VOLUME 7504, PAGE 1174, O.P.R., AND A 0.0956-ACRE TRACT CONVEYED TO OAKS BUSINESS PARK, LTD., RECORDED IN VOLUME 16862, PAGE 2482, O.P.R.



SCALE: 1"=200'

DATED 03-30-16

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUIANO@VICKREYINC.COM



Attachment "A" SHEET 3 OF 3
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

Telephone: (210) 349-3271

TBPLS Firm Registration No: 10004100