

AN ORDINANCE 2015-12-17-1081

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.

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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 5.306 acres of land out of NCB 593 and NCB 595 from "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses for Mixed Use Community to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Mixed Use Community.

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.

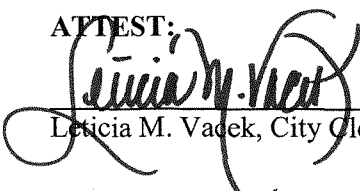
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

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


PASSED AND APPROVED this 17th day of December, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-4
Date:	12/17/2015
Time:	02:16:56 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016005 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses for Mixed Use District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Mixed Use District on 5.307 acres of land out of NCB 593 and NCB 595 located at 1617 and 1631 East Commerce Street. Staff recommends Denial. Zoning Commission recommends Approval.
Result:	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				



5.306 ACRE TRACT

FIELD NOTES OF A 5.306 ACRE (231,145 SQUARE FEET, MORE OR LESS) TRACT OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK A, N.C.B. 593 AND A PORTION OF LOTS 1 THROUGH 18, BLOCK 1, N.C.B. 595, AND BEING A PORTION OF A 5.731 ACRE TRACT CONVEYED TO FRIEDRICH LOFTS, LTD., IN DEED RECORDED IN VOLUME 7914, PAGE 1472, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALL OF A TRACT CALLED THE SOUTH 52 FEET OF LOTS 1 AND 2, BLOCK 1, N.C.B. 595, CONVEYED IN DEED RECORDED IN VOLUME 9572, PAGE 2499, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS THE WEST LINE OF THE 5.731 ACRE TRACT - N 00°00'37" E.)

- BEGINNING:** At a point in the northeast right of way line of E. Commerce Street (83' Right of Way) with its intersection with the west right of way line of N. Pine Street (55' Right of Way), for the southeast corner of the Tract called the South 52 Feet of Lots 1 and 2, the southeast corner of This Tract and the POINT OF BEGINNING:
- THENCE:** N 75°43'14" W, with the northeast right of way line of E. Commerce Street, the southwest line of the Tract called South 52 Feet of Lots 1 & 2, and This Tract, at a distance of 129.50 feet passing a called X in Concrete for the southwest corner of the Tract called the South 52 Feet of Lots 1 & 2, and the most southerly corner of the 5.731 Acre Tract, continuing for a total distance of 173.43 feet to the southeast corner of a called existing building, for the most southerly southwest corner of This Tract;
- THENCE:** N 00°02'35" W, departing the northeast right of way line of E. Commerce Street, across the 5.731 Acre Tract, with the east line of the called existing building and a west line of This Tract, a distance of 140.68 feet to the called northeast corner of the existing building for a reentrant corner of This Tract;
- THENCE:** Continuing across the 5.731 Acre Tract, with the north line of the called existing building and a south line of This Tract, the following calls and distances:
- S 89°57'25" W, a distance of 58.70 feet to a called building corner for an angle point;
 - S 00°03'16" E, a distance of 26.30 feet to a called building corner for an angle point;
 - S 89°56'53" W, a distance of 124.23 feet to a called building corner for an angle point;
 - N 00°02'35" W, a distance of 30.89 feet to a called building corner for an angle point;
 - S 89°57'25" W, a distance of 77.74 feet to a point in the east right of way line of N. Olive Street (55.6' Right of Way) and the west line of the 5.731 Acre Tract, for the southwest corner of This Tract, from which a called X in Concrete for the southwest corner of the 5.731 Acre Tract bears S 00°00'37" E, a distance of 78.70 feet;
- THENCE:** N 00°00'37" E, with the east right of way line of N. Olive Street, the west line of the 5.731 Acre Tract and This Tract, a distance of 464.85 feet to a called ½" iron rod in the south right of way line of Gibbs Street (38.77' Right of Way) at its intersection with the east right of way line of N. Olive Street, for the northwest corner of the 5.731 Acre Tract and This Tract;

THENCE: N 89°59'39" E, departing the east right of way line of N. Olive Street, with the south right of way line of Gibbs Street, the north line of the 5.731 Acre Tract and This Tract, a distance of 428.01 feet to a called ½" iron rod in the west right of way line of N. Pine Street (55' Right of Way) at its intersection with the south right of way line of Gibbs Street, for the northeast corner of the 5.731 Acre Tract and This Tract;

THENCE: S 00°03'33" E, departing the south right of way line of Gibbs Street, with the west right of way line of N. Pine Street, the east line of the 5.731 Acre Tract and This Tract, at a distance of 602.73 feet passing a called ½" iron rod for the northeast corner of the Tract called the South 52 Feet of Lots 1 & 2, continuing for a total distance of 652.73 feet to the POINT OF BEGINNING and containing 5.306 Acres 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

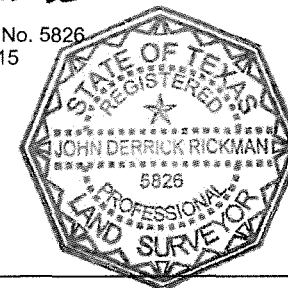


1617 & 1631 E. COMMERCE ST
SAN ANTONIO, TEXAS

EXHIBIT SHOWING A 5.306 ACRE (231,145 SQUARE FEET MORE OR LESS) TRACT OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK A, N.C.B. 593 AND A PORTION OF LOTS 1-18, BLOCK 1, N.C.B. 595, AND BEING A PORTION OF A 5.731 ACRE TRACT CONVEYED TO FRIEDRICH LOFTS, LTD., IN DEED RECORDED IN VOLUME 7914, PAGE 1472, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALL OF A TRACT CALLED THE SOUTH 52 FEET OF LOTS 1 AND 2, BLOCK 1, N.C.B. 595, CONVEYED IN DEED RECORDED IN VOLUME 9572, PAGE 2499, OFFICIAL PUBLIC RECORDS, 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
J. Derrick Rickman, RPLS No. 5826
Signed: December 15, 2015



Rickman Land Surveying

TBPLS Firm No. 101919-00
419 Big Bend Canyon Lake, Texas 78133
Phone (830) 935-2457
www.rickmanlandsurveying.com

GIBBS STREET
(38.77' ROW)

N 89°59'39" E 428.01'

5.306 Acres
231,145 Sq. Feet

A 5.731 ACRE TRACT
FRIEDRICH LOFTS, LTD.
VOLUME 7914, PAGE 1472
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

SOUTH 52 FT LOTS 1 & 2
BLOCK 1, N.C.B. 595
VOLUME 9572, PAGE 2499
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

EXISTING
BUILDING

E. COMMERCE STREET (83' ROW)
N 75°43'14" W 173.43'

LINE	BEARING	DISTANCE
L1	S 89°57'25" W	58.70'
L2	S 00°03'16" E	26.30'
L3	N 00°02'35" W	30.89'
L4	S 89°57'25" W	77.74'
L5	S 00°00'37" W	78.70'

S 00°03'33" E 652.73'

N. PINE STREET
(55' ROW)

PASO HONDO
(55.6' ROW)

NOTE:
BASIS OF BEARING IN THE WEST
LINE OF THE 5.731 ACRE TRACT
N 00°00'37" E

LEGEND

These standard symbols will
be found in the drawing.

- × X IN CONCRETE
- 1/2" IRON ROD

P.O.B.

