

AN ORDINANCE 2015-12-17-1085

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 6.00 acres of land out of NCB 15269 from "R-6 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.

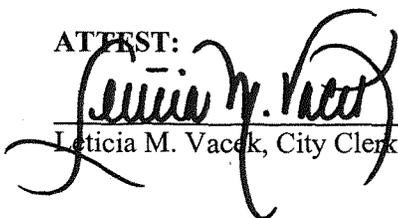
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

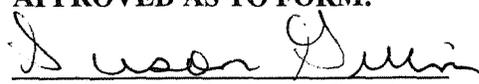
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective December 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. Vacc, City Clerk

APPROVED AS TO FORM:  
  
Martha G. Sepeda, Acting City Attorney  
for

<b>Agenda Item:</b>	<b>Z-8 ( in consent vote: 30, Z-1, P-2, Z-8, Z-9, Z-10, P-3, Z-11, Z-12 )</b>
<b>Date:</b>	12/17/2015
<b>Time:</b>	02:07:41 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2016021 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 6.00 acres of land out of NCB 15269, located in the 5500 Block of Ray Ellison Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16004)
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		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			x	

42016021



FIELD NOTES  
FOR  
ZONING

A 6.000 acre, or 261,352 square feet more or less, tract of land out of that 81.806 acre tract described in substitute trustee's deed to Laredo National Bank recorded in Volume 16094, Page 1-7 Official Public Records of Bexar County, Texas, out of the Maria F. Rodriguez Survey No. 4, Abstract 16, New City Block 15269 of the City of San Antonio, Bexar County, Texas. Said 6.000 acre tract being more fully described as follows:

COMMENCING: At a found 1/2" iron rod at the intersection of Ray Ellison Boulevard, a 100-foot right-of-way and Old Pearsall Road, a variable width right-of-way, and being the southeast corner of said 81.806 acre tract;

THENCE: N 80°32'02" W, along and with the northeast right-of-way line of said Ray Ellison Boulevard and the southwest line of said 80.806 acre tract, a distance of 727.97 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 80°32'02" W, continuing along and with the northeast right-of-way line of said Ray Ellison Boulevard, the southwest line of said 80.806 acre tract, a distance of 500.00 feet to a point;

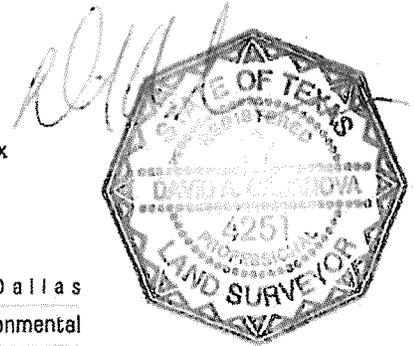
THENCE: N 09°01'35" E, departing the northeast right-of-way line, over and across said 81.806 acre tract, a distance of 522.72 feet to a point;

THENCE: S 80°32'02" E, continuing over and across said 81.806 acre tract, a distance of 500.00 feet to a point;

THENCE: S 09°01'35" W, continuing over and across said 81.806 acre tract, a distance of 522.72 feet to the POINT OF BEGINNING, and containing 6.000 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9384-15 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 13, 2015  
JOB NO. 9384-15  
DOC. ID. N:\Survey\15\15-9300\9384-15\Word\9384-15 FN-6.000 AC ZN.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





LOCATION MAP

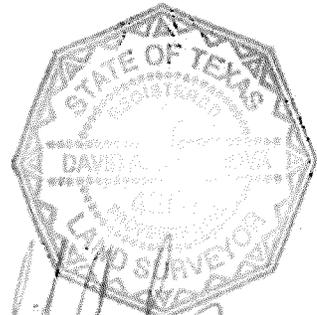
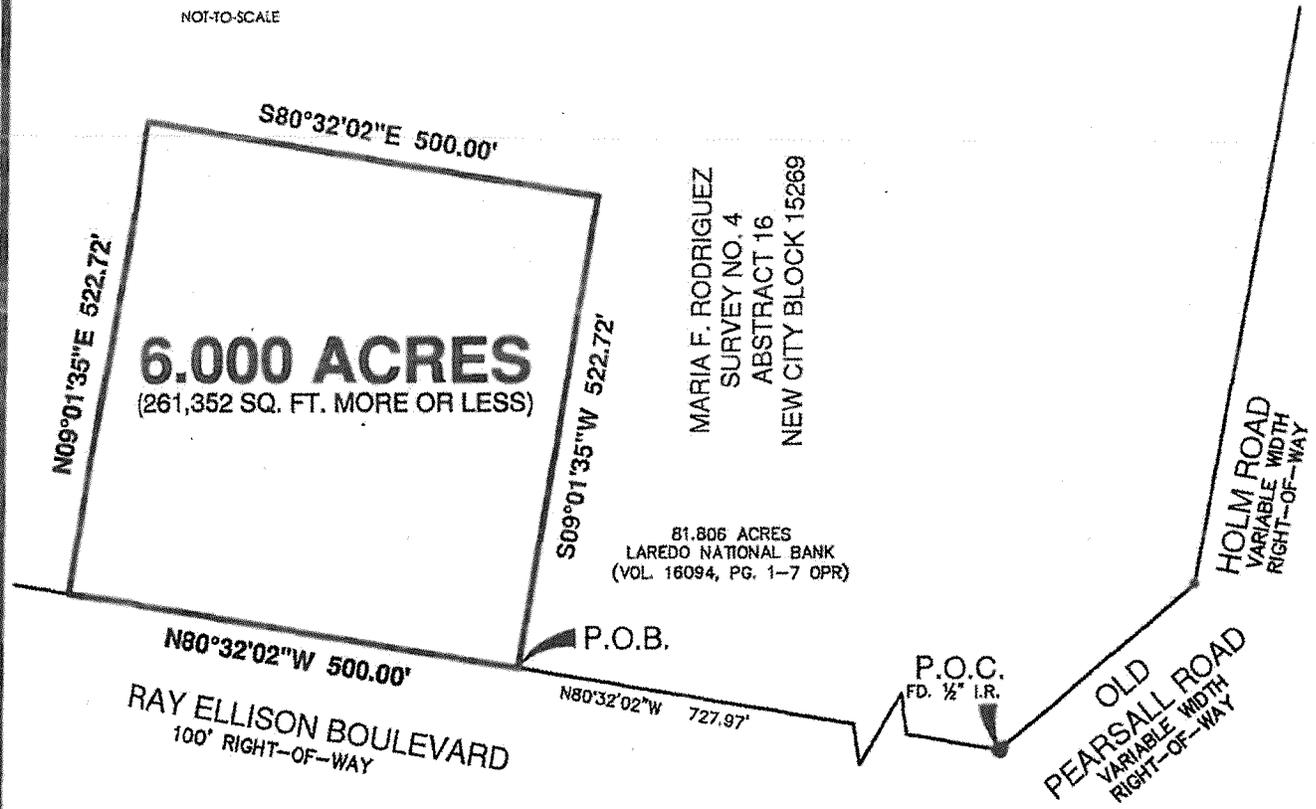
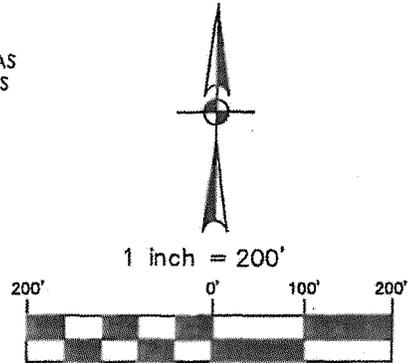
NOT-TO-SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."



**PAPE-DAWSON ENGINEERS**

2000 NH LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

EXHIBIT FOR ZONING

A 6.000 ACRE, OR 261,352 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 81.806 ACRE TRACT DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED TO LAREDO NATIONAL BANK RECORDED IN VOLUME 16094, PAGE 1-7 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, NEW CITY BLOCK 15269 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Date: Nov 13, 2015, 9:55am User: ID: Mitolmas  
 File: N:\Survey\15-9384-15\2109384-15.dwg