

AN ORDINANCE 2015-02-19-0135

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 0.1607 of an acre out of Lots 409 & 410, NCB 11432 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3" Residential Single-Family 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 March 1, 2015.

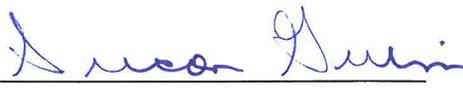
PASSED AND APPROVED this 19<sup>th</sup> day of February, 2015.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
For Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-12</b>						
<b>Date:</b>	02/19/2015						
<b>Time:</b>	02:20:21 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2014246 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3" Residential Single-Family Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432 located at 208 Roanoke Avenue. Staff and Zoning Commission recommend approval. (Continued from January 15, 2015)						
<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. Trevino	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				x
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

FIELD NOTE DESCRIPTION  
FOR A  
0.1607 ACRE TRACT

Z2014248

Being 0.1607 Acres (7,000.0 sq. ft.) of land comprised of the south 70.0 ft. of Lots 409 & 410, N.C.B. 11432, Mount Vernon Place Subdivision, recorded in Volume 368, Page 74 of the Deed & Plat Records of Bexar County, Texas and this 0.1607 Acre Tract of land being more particularly described as follows:

Beginning at a ½" dia. iron pin found on the east right of way line of Roanoke Ave. for the northwest corner of the herein described tract and the Point of Beginning bears S. 00° 33' 15" W., 70.00 feet from the southeast intersection corner of Lark Ave. and Roanoke Ave.;

THENCE: S. 89° 46' 39" E., 100.00 feet leaving the east right of way line of Roanoke Ave. across said Lots 409 & 410 and along the north line of this tract, to a ½" dia. iron pin set on the east line of said Lot 409 for the northeast corner of the herein described tract;

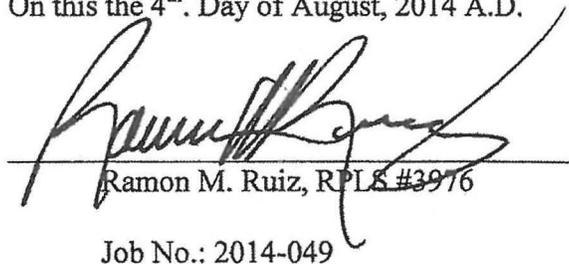
THENCE: S. 00° 33' 15" W., 70.00 feet along the east line of said Lot 409, N.C.B. 11432, to a ½" dia. iron pin set for the southeast corner of the herein described tract, said point also being the southeast corner of said Lot 409, N.C.B. 11432;

THENCE: N. 89° 46' 39" W., 100.00 feet along the south line of said Lots 409 & 410, N.C.B. 11432, also being the north line of Lot 433 & 434, N.C.B. 11432 also recorded within said Mount Vernon Place Subdivision, to a ½" dia. iron pin set on the east right of way line of Roanoke Ave., for the southwest corner of the herein described tract, said point also being the southwest corner of said Lot 410, N.C.B. 11432 and the northwest corner of said Lot 433, N.C.B. 11432;

THENCE: N. 00° 33' 15" E., 70.00 feet along the east right of way line of Roanoke Ave., to the Point of Beginning and containing 0.1607 Acres of land more or less.



Surveyed on the ground under my supervision  
On this the 4<sup>th</sup>. Day of August, 2014 A.D.

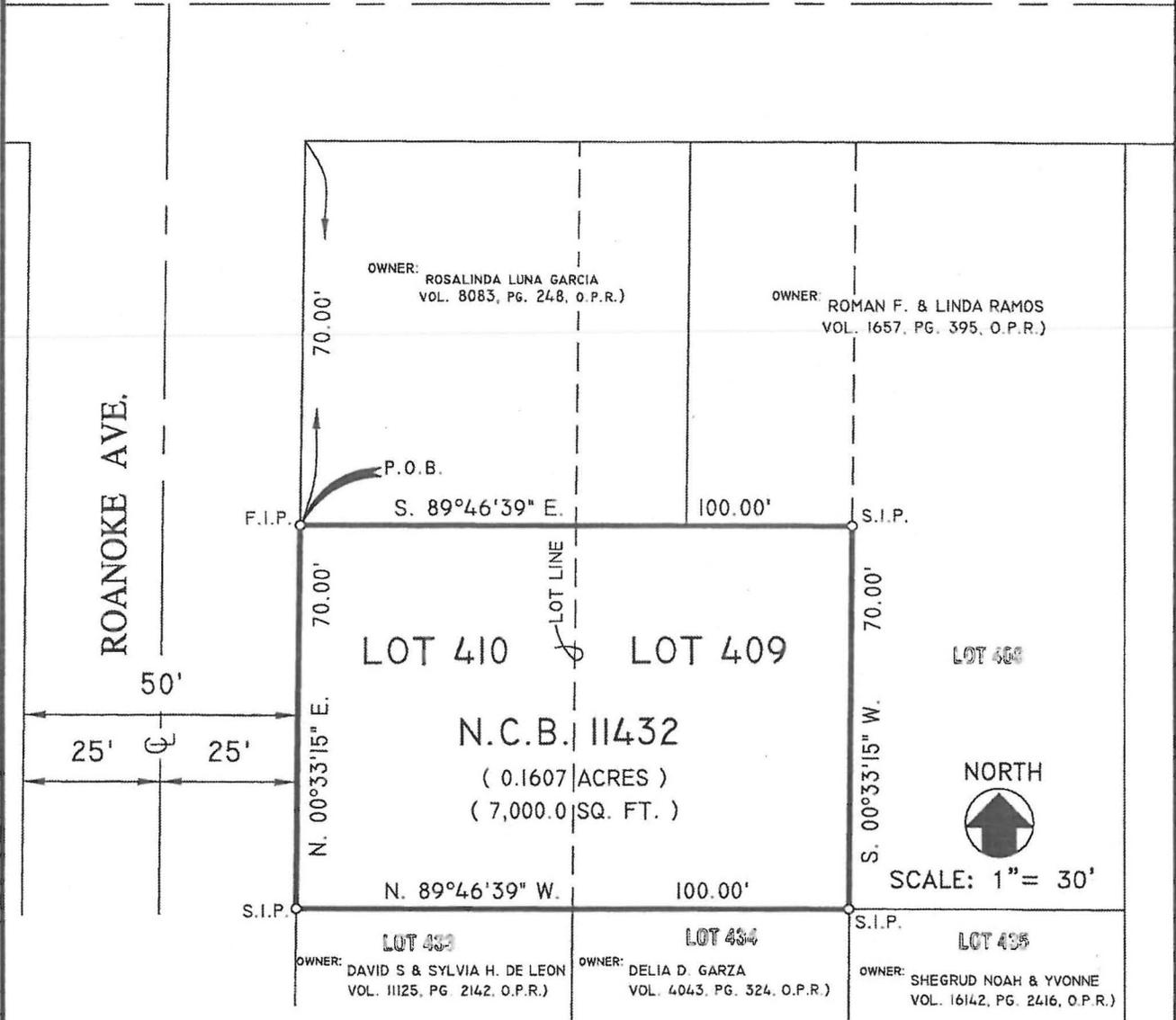
  
Ramon M. Ruiz, RPLS #3976  
Job No.: 2014-049

ATTACHMENT A

2014248

NOTE:  
BEARINGS ARE BASED ON TEXAS STATE  
PLANE COORDINATES, SOUTH ZONE 4204,  
N.A.D. 83 BY GPS METHOD.

LARK AVE.



SURVEY FOR: CARLOS AND MARIA TERESA ABELAR  
(OWNERS)

PLAT SHOWING

BEING THE SOUTH 70 FEET OF LOT 409 AND 410,  
N.C.B. 11432, MOUNT VERNON PLACE, RECORDED  
IN VOL. 368, PG. 74, SAN ANTONIO, BEXAR COUNTY, TEXAS  
LYING AND BEING SITUATED WITHIN THE CORPORATE  
LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE  
PLAT IS TRUE AND CORRECT ACCORDING  
TO AN ACTUAL SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 4TH DAY OF  
AUGUST, 2014 A.D.



**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CENTERVIEW, SUITE 211  
SAN ANTONIO, TEXAS 78228  
PHONE: (210) 735-8514 Fax: (210) 738-2135  
Email: ruizandassociates@sbcglobal.net  
Web: www.ruizassociatessurveying.com  
REGISTRATION FIRM NUMBER: 100297-00



*Ramon M. Ruiz*  
Ramon M. Ruiz, RPLS #3976  
RAS NO. 2014-049