

AN ORDINANCE 2018-11-01-0897

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 0.246 acres out of NCB 17364 from "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

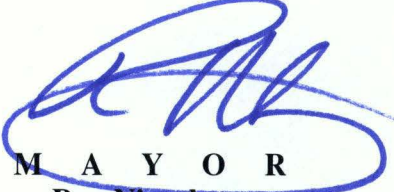
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

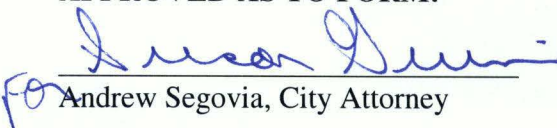
SECTION 5. This ordinance shall become effective November 11, 2018.

PASSED AND APPROVED this 1st day of November 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Letecia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-10 (in consent vote: P-2, Z-3, Z-5, P-3, Z-6, P-4, Z-7, Z-8, P-5, Z-9, Z-10, Z-11)						
Date:	11/01/2018						
Time:	02:35:14 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018322 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.246 acres out of NCB 17364, located at 8524 New Laredo Highway. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2	x					
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
11/01/2018
Item No. Z-10

EXHIBIT “A”

METES AND BOUNDS

Z2018322

Being 0.246 acres of land, more or less, out of Lot 8, Block 1, New City Block 17364, Ross Vail Subdivision, Unit 1, situated in the City of San Antonio, Bexar County, Texas, according to Plat recorded in Volume 9518, Page 86, Map and Plat Records, Bexar County, Texas, said 0.246 acres being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in concrete for the West corner of this 0.246 acres, same being the West corner of Lot 8 and the North corner of Lot 7 of said Ross Vail Subdivision, same also being on the southeast Right-of-Way line of U.S. Hwy. No. 81 South and the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said U.S. Hwy. No. 81 South, the following courses and distances:

North 44 degrees 59 minutes 00 seconds East, a distance of 25.00 feet to an "X" set in concrete for an interior angle corner of this 0.246 acres;

North 36 degrees 27 minutes 07 seconds East, a distance of 101.10 feet to a 1/2 inch iron rod set for the North corner of this 0.246 acres, same being the North corner of said Lot 8 and the West corner of Lot 9 of said Ross Vail Subdivision;

THENCE along the line common to this 0.246 acres, said Lot 8 & 9, South 45 degrees 01 minutes 00 seconds East, a distance of 79.26 feet to a point for the northeast corner of this 0.246 acres, from which a 1/2 inch iron rod set for the East corner of said Lot 8 bears South 45 degrees 01 minutes 00 seconds East, a distance of 80.74 feet;

THENCE departing the northeast line of, and severing, said Lot 8, the following courses and distances:

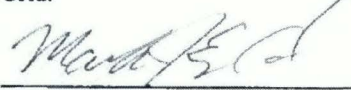
South 44 degrees 49 minutes 45 seconds West, a distance of 62.23 feet to a point for an interior angle corner of this 0.246 acres;

South 45 degrees 53 minutes 54 seconds East, a distance of 30.17 feet to a point for the southeast corner of this 0.246 acres;

South 44 degrees 47 minutes 05 seconds West, a distance of 63.23 feet to a point for the South corner of this 0.246 acres, same being on the southwest line of said Lot 8 and on the northeast line of said Lot 7, from which point a 1/2 inch iron rod set for the South corner of said Lot 8 bears South 45 degrees 01 minutes 00 seconds East, a distance of 50.19 feet;

THENCE along the line common to this 0.246 acres, said Lot 7 & 8, North 45 degrees 01 minutes 00 seconds West, a distance of 94.81 feet to the **POINT OF BEGINNING** and containing 0.246 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

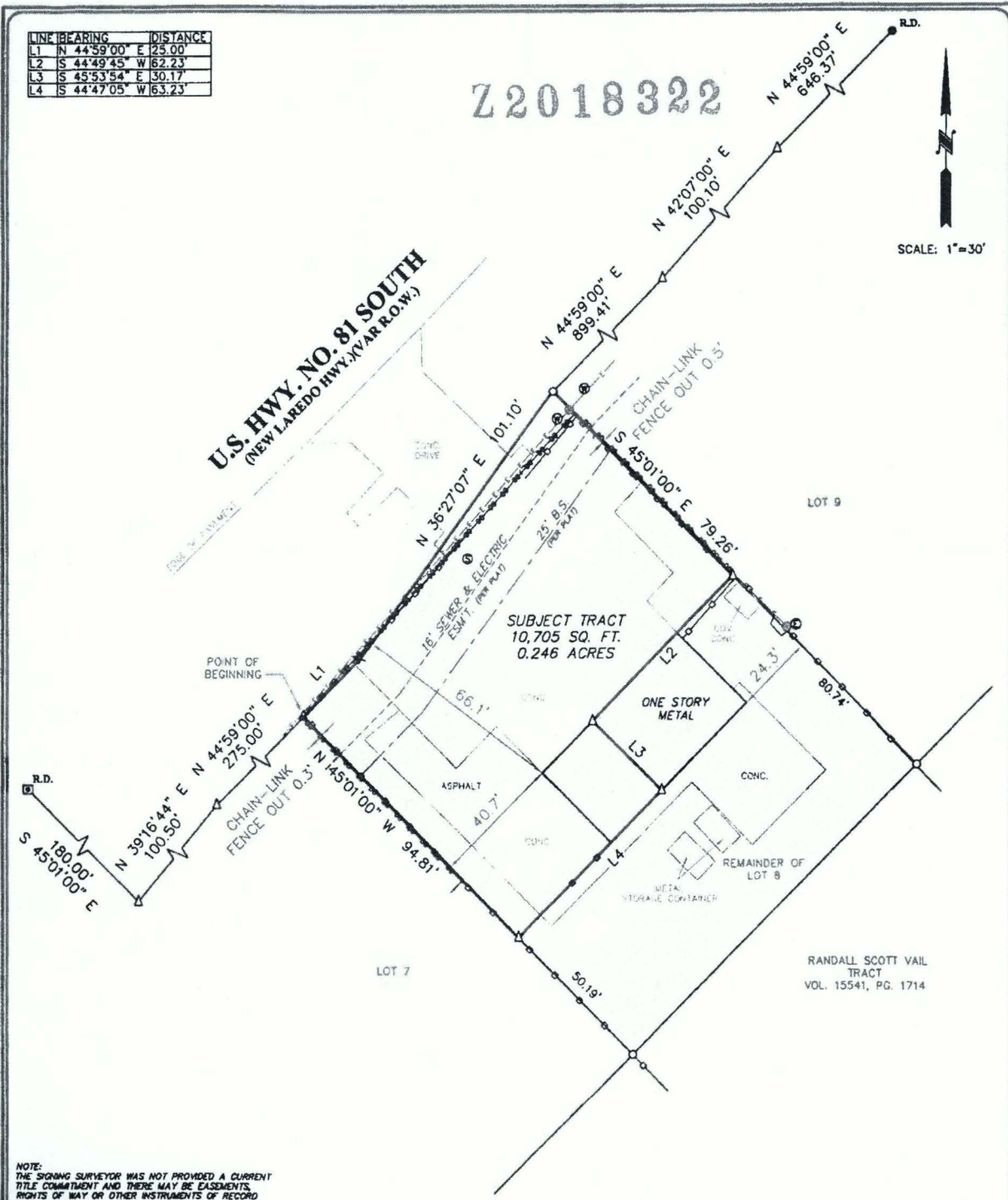

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 21, 2018



LINK	BEARING	DISTANCE
L1	N 44°59'00" E	25.00'
L2	S 44°49'45" W	62.23'
L3	S 45°53'54" E	30.17'
L4	S 44°47'05" W	63.23'

Z2018322

SCALE: 1"=30'

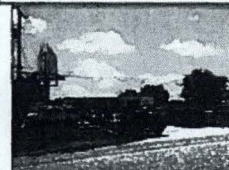


NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

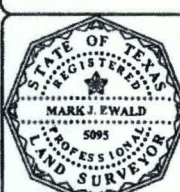
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480700, Panel No. 0555 I, which is Dated 09/29/2010. By zoning from that FIRM, it appears that all or a portion of the property may be in Flood Zone X_{RAE}. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/part>.

Property Address:
8524 NEW LAREDO HWY.
Property Description:
Being 0.246 acres of land, more or less, out of Lot 8, Block 1, New City Block 17364, Ross Vail Subdivision, Unit 1, situated in the City of San Antonio, Bexar County, Texas, according to Plat recorded in Volume 9518, Page 86, Map and Plat Records, Bexar County, Texas, said 0.246 acres being more particularly described by metes and bounds attached hereto.



Owner:
T.B.D.
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereat.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FRM REGISTRATION NO.
1011700

LAND SURVEYORS, L.L.C.
P.O. BOX 1848 BOZEMAN, TEXAS 78008
PHONE (810) 372-8500 FAX (810) 372-8999

- LEGEND
- = CALCULATED POINT
 - = SET 1/2" IRON ROD
 - = SET 1/2" IRON ROD
 - = SET "X" ON CONCRETE
 - = SET BAG NAIL IN CONCRETE
 - = RECORD INFORMATION
 - = RECORD SETBACK
 - = RECORD DENSITY MONUMENT
 - = FID MONUMENT
 - = WATER METER
 - = SEPTIC AREA
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER

DRAWN BY: TS