

AN ORDINANCE **2016-12-01-0933**

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 7.321 acres out of NCB 11156 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay 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 the 10th day of December 2016.

PASSED AND APPROVED this 1st day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For City Attorney

Agenda Item:	Z-7 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016263 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16078)						
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				
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				x



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 7.321 acre, more or less, tract of land comprised of a 1.388 acre tract described in Deed to Ricardo E. Guitierrez, recorded in Volume 9715, Page 313, a 0.504 acre tract described in Deed to Maria Grace Lopez recorded in Volume 9715, Page 316, a 0.504 acre tract described in Deed to Miguel A. and Lydia N. Rodriguez recorded in Volume 17319, Page 622, a called 3.033 acre tract described in Deed to WE-Roosevelt, L.P. recorded in Volume 11537, Page 1465, a 0.5 acre tract of land described in Deed to WE-Roosevelt, L.P. recorded in Volume 17902, Page 1003, a 1.000 acre tract described in Deed to WE-Roosevelt, L.P. recorded in Volume 12844, Page 1518, all of the Official Public Records of Real Property of Bexar County, Texas, and a 0.373 of an acre portion of a 0.857 acre private road, out of the Domingo Bustillo Survey No. 31, Abstract 44 in N.C.B. 11156 of the City of San Antonio, Bexar County, Texas. Said 7.321 acre tract being more fully described as follows:

BEGINNING: At a found ½" iron rod with cap stamped "RPLS 5142" on the west right-of-way line of Roosevelt Avenue, Loop 536, 120-foot public right-of-way, the southeast corner of a 46.363 acre tract recorded in Volume 11537, Page 1465 of the Official Public Records of Bexar County, Texas and the northeast corner of said private road;

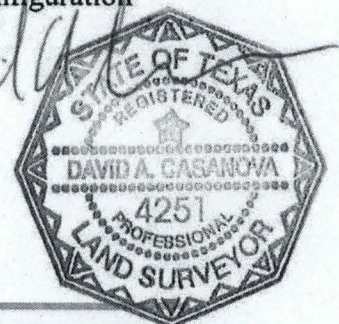
THENCE: S 16°13'35" E, along and with the west right-of-way line of said Roosevelt Avenue, the east line of said private road, at a distance of 15.31 feet passing the southeast corner of said private road, and the northeast corner of said 1.388 acre tract, a distance of 230.87 feet to found ½" iron rod for the southeast corner of said 1.388 acre tract, the northeast corner of a tract recorded in Volume 7072, Page 820 of the Official Public Records of Bexar County, Texas;

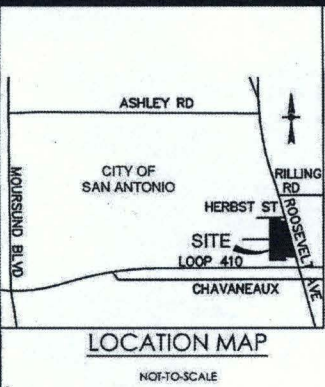
THENCE: S 89°49'59" W, departing the west right-of-way line of said Roosevelt Avenue, along and with the south line of said 1.388 acre tract, a distance of 200.08 feet to a found ½" iron rod for the northeast corner of said tract recorded in Volume 7072, Page 820, a reentrant corner of said 1.388 acre tract;

- THENCE: S 16°06'18" E, along and with an east line of said 1.388 acre tract, a distance of 73.72 feet to a point on the north line of Lot 13, of the Espada North-Phase One Subdivision recorded in Volume 9607, Page 85 of the Deed and Plat Records of Bexar County, Texas, and the south line of said 1.388 acre tract;
- THENCE: S 89°43'10" W, along and with the south lines of said 1.388 acre tract, said 0.504 acre tract in Volume 9715, Page 316, said 0.504 acre tract in Volume 17319, Page 622, said 3.033 acre tract, the north line of said Espada North-Phase One Subdivision, a distance of 745.38 feet to a found ½" iron rod for the southwest corner of said 3.033 acre tract and the southeast corner of said 0.5 acre tract;
- THENCE: S 89°45'25" W, along and with the south line of said 0.5 acre tract and said 1.000 acre tract, a distance of 234.81 feet to a found ½" iron rod for the southwest corner of said 1.000 acre tract, the southeast corner of a 1.000 acre tract recorded in Volume 7161, Page 351 of the Official Public Records of Bexar County, Texas
- THENCE: N 00°18'19" W, along and with the east line of said 1.000 acre tract in Volume 7161, Page 351, the west line of said 1.000 acre tract in Volume 12844, Page 1518, at a distance of 277.50 feet, passing the northwest corner of said 1.000 acre tract in Volume 7161, Page 351, and the northeast corner of said 1.000 acre tract, and continuing for a total distance of 292.35 feet to a point on the south line of said 46.363 acre tract, the north line of said private road;
- THENCE: N 89°43'06" E, along and with the south line of said 46.363 acre tract, the north line of said private road, a distance of 1096.87 feet to the POINT OF BEGINNING, and containing 7.321 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9104-16 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."

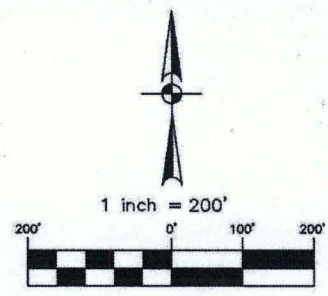
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 7, 2016, revised: September 15, 2016
JOB NO. 9104-16
DOC. ID. N:\Survey\16\16-9100\9104-16\Word\ZN9104-16 7.321 AC.docx



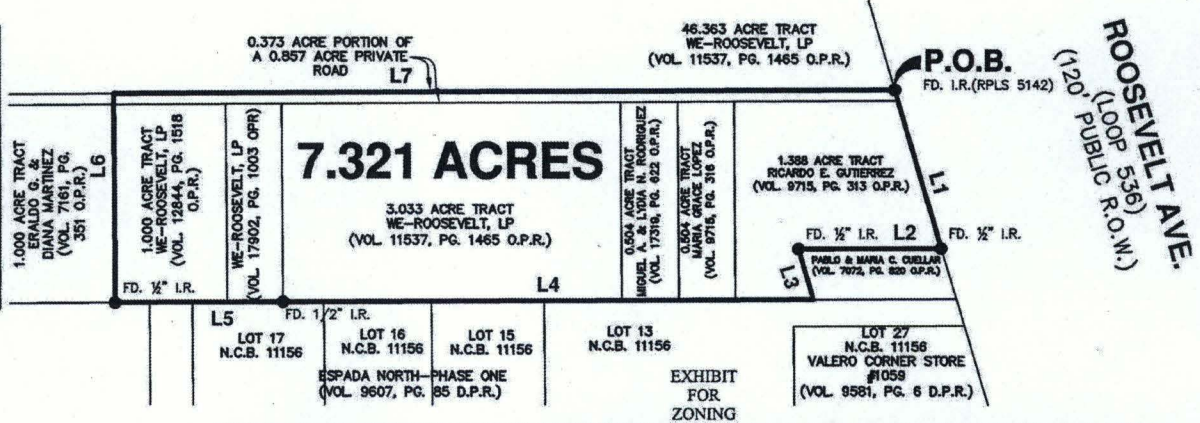


LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

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."



LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°13'35"E	230.87'
L2	S89°49'59"W	200.08'
L3	S16°06'18"E	73.72'
L4	S89°43'10"W	745.38'
L5	S89°45'25"W	234.81'
L6	N00°18'19"W	292.35'
L7	N89°43'06"E	1096.87'



A 7.321 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF A 1.388 ACRE TRACT, DESCRIBED IN DEED TO RICARDO E. GUTIERREZ, RECORDED IN VOLUME 9715, PAGE 313, A 0.504 ACRE TRACT DESCRIBED IN DEED TO MARIA GRACE LOPEZ RECORDED IN VOLUME 9715, PAGE 316, A 0.504 ACRE TRACT DESCRIBED IN DEED TO MIGUEL A. AND LYDIA N. RODRIGUEZ RECORDED IN VOLUME 17319, PAGE 622, A CALLED 3.033 ACRE TRACT DESCRIBED IN DEED TO WE-ROOSEVELT, L.P. RECORDED IN VOLUME 11537, PAGE 1465, A 0.5 ACRE TRACT OF LAND DESCRIBED IN DEED TO WE-ROOSEVELT, L.P. RECORDED IN VOLUME 17902, PAGE 1003 A 1.000 ACRE TRACT DESCRIBED IN DEED TO WE-ROOSEVELT, L.P. RECORDED IN VOLUME 12844, PAGE 1518, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.373 OF AN ACRE PORTION OF A 0.857 ACRE PRIVATE ROAD, OUT OF THE DOMINGO BUSTILLO SURVEY NO. 31, ABSTRACT 44 IN N.C.B. 11156 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

REVISED: SEPTEMBER 15, 2016

SHEET 1 OF 1
 JOB No.: 9104-16

Date: Sep 15, 2016, 4:05pm User ID: M Holmes
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