

AN ORDINANCE 2014-11-06-0875

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 25.71 acres out of NCB 11156 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-1 AHOD" Residential Single-Family Roosevelt Metropolitan Corridor 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 November 16, 2014.

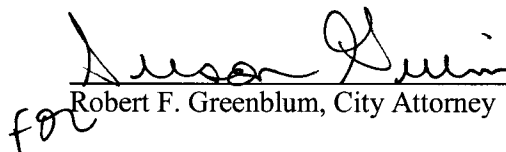
PASSED AND APPROVED this 6th day of November 2014.


M A Y O R
Ivy R. Taylor

ATTEST:


Dacia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Robert F. Greenblum, City Attorney

Agenda Item:	Z-8 (in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23)						
Date:	11/06/2014						
Time:	02:13:28 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014252 (District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-1 AHOD" Residential Single-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 25.71 acres out of NCB 11156 located on a portion of the 5000 Block of Roosevelt Avenue. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14077)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	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			x	

**METES AND BOUNDS DESCRIPTION
25.71-ACRE TRACT COMPRISED OF LOT 7, LOT 9, LOT 21 AND LOT 22,
OLSEN TERRACE UNIT I, NCB 11156,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 25.71-acre (1,119,742 square feet) tract of land comprised of Lot 7, New City Block 11156, Olsen Terrace Unit I, an addition to the City of San Antonio, according to plat thereof recorded in Volume 3850, Page 233, Deed and Plat Records (D.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), Lot 9, New City Block 11156, Olsen Terr. Unit I, an addition to the City of San Antonio, according to plat thereof recorded in Volume 4080, Page 246, D.P.R., and Lot 21 and Lot 22, New City Block 11156, Olsen Terr. Unit I, an addition to the City of San Antonio, according to plat thereof recorded in Volume 6900, Page 229, D.P.R., said 25.71-acre tract also being a portion out of that certain 22.737-acre tract and 9.326-acre tract conveyed from Euro-Roosevelt Joint Venture to WE-Roosevelt, LP, by Special Warranty Deed recorded in Volume 10672, Page 435, Official Public Records of Real Property (O.P.R.), said 25.71-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

COMMENCING at a found 6" iron rod on the west right-of-way (R.O.W.) line of US Highway 281 south, said point being the southeast corner of Lot 2, New City Block 11033, Conroy Subdivision, an addition to the City of San Antonio, according to plat thereof recorded in Volume 4400, Page 88, D.P.R. and the northeast corner of said 22.737-acre tract;

THENCE S14°36'35"E, along the common line of said R.O.W., Lot 7, Lot 9 and 22.737-acre tract, a distance of 531.79 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for the **POINT OF BEGINNING** and most easterly northeast corner of the herein described tract;

THENCE S14°36'35"E, continuing along the common line of said R.O.W., 22.737-acre tract and Lot 22, a distance of 86.00 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for the most easterly southeast corner of the herein described tract;

THENCE S88°59'32"W, departing said common line, into and across said Lot 22 and 22.737-acre tract, a distance of 257.21 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for a re-entrant corner of the herein described tract;

THENCE S14°36'35"E, continuing into and across said 22.737-acre tract and Lot 22, passing the common line of said Lot 21, Lot 22, 22.737-acre tract and 9.326-acre tract, a distance of 531.42 feet to a set ½" iron rod on the common line of said 9.326-acre tract, Lot 21 and a 7.83-acre tract recorded in Volume 4331, Page 383, O.P.R., for the southeast corner of the herein described tract;

THENCE S89°04'25"W, along the common line of said 9.326-acre tract, Lot 21 and 7.83-acre tract, a distance of 1,117.72 feet to a found ½" iron rod with yellow cap at the northwest corner of a 3.36-acre tract recorded in Volume 12295, Page 1936, O.P.R., same point also being on the east line of a 102.363-acre tract recorded in Volume 5215, Page 314, O.P.R., the southwest corner of said 9.326-acre tract and Lot 9, for the southwest corner of the herein described tract;

THENCE N00°28'34"W, along the common line of said 102.363-acre tract, 9.326-acre tract, Lot 9, Lot 7 and 22.737-acre tract, a distance of 1125.84 feet to a found ½" iron rod with yellow cap stamped "FLORES" on the south line of Block 9, New City Block 11165, Lifshutz Subdivision, No. 1, an addition to the City of San Antonio, according to plat thereof recorded in Volume 2222, Page 177, D.P.R., same point also being the northwest corner of said 22.737-acre tract and Lot 7 and the northeast corner of said 102.363-acre tract, for the northwest corner of the herein described tract;



THENCE along the common line of said Lot 7, 22.737-acre tract and Block 9, the following three (3) calls:

- 1) N89°17'40"E, a distance of 138.81 feet to a point,
- 2) N88°56'37"E, a distance of 284.16 feet to a found ½" iron rod with cap stamped "FLORES", and
- 3) N89°33'11"E, a distance of 292.85 feet to a found ½" iron rod at the southwest corner of Lot 1 in said Conroy Subdivision, same point also being the southeast corner of Lot 202 in said Block 9, for a corner of the herein described tract;

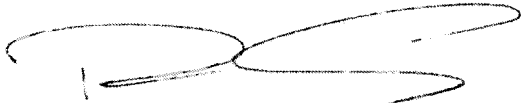
THENCE S89°56'30"E, a distance of 120.06 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for the northeast corner of the herein described tract;

THENCE, departing said common line, into and across said Lot 7, Lot 9 and 22.737-acre tract, the following two (2) calls:

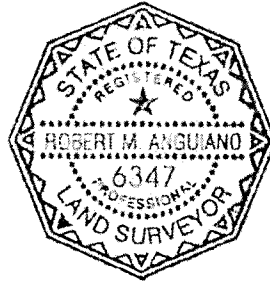
- 1) S14°36'35"E, a distance of 536.74 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for a re-entrant corner of the herein described tract, and
- 2) N88°59'32"E, a distance of 257.21 feet returning to the **POINT OF BEGINNING** and containing 25.71 acres (1,119,742 square feet) of land, more or less.

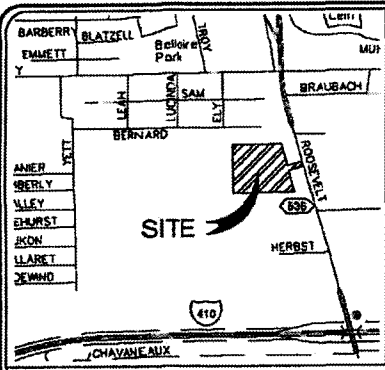
Job No. 2537-001-104
August 22, 2014

Certified this 22nd day of August, 2014



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.





LEGEND

- FIR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SIR SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- N.T.S. NOT TO SCALE

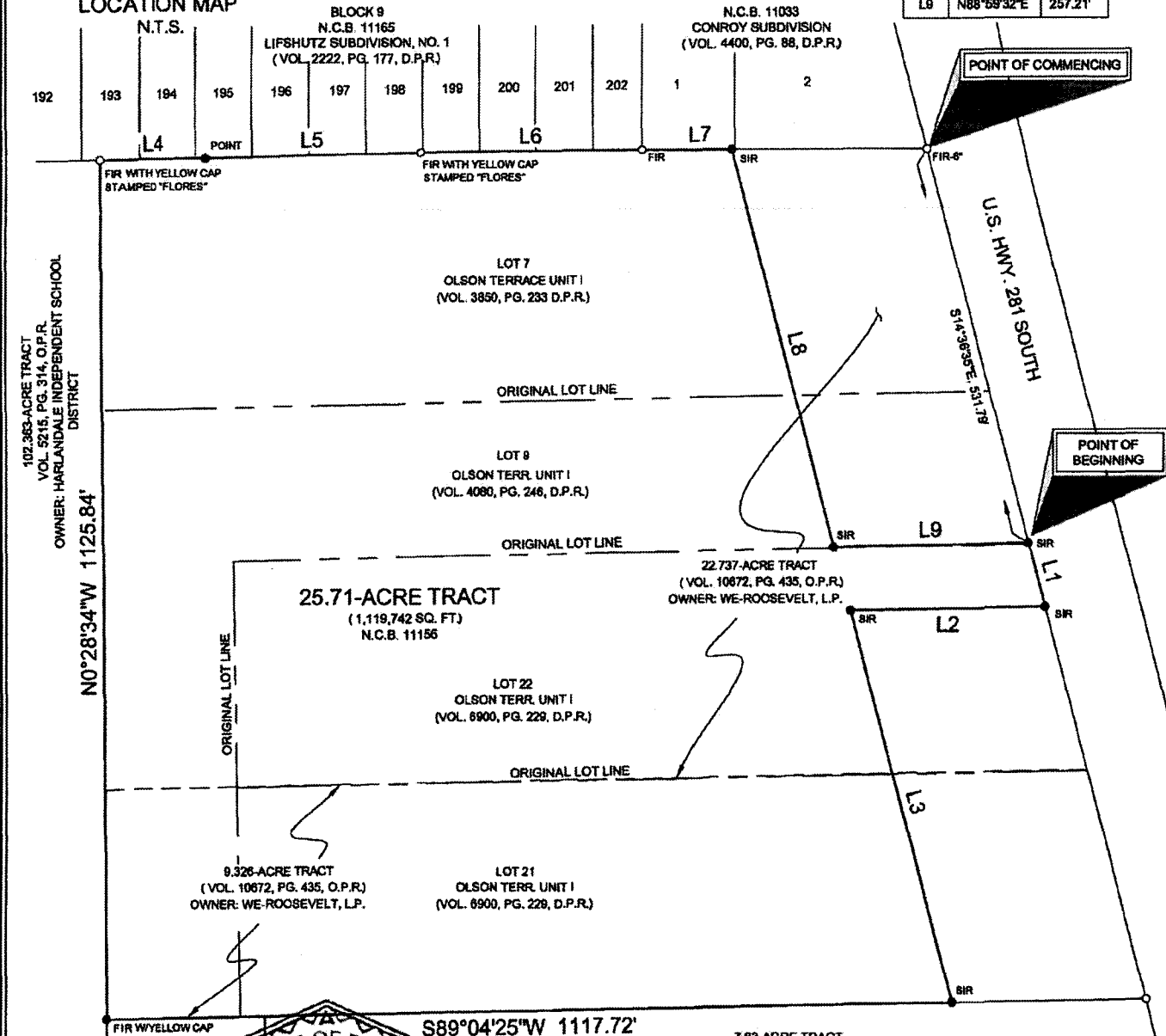


LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°36'35"E	86.00'
L2	S88°59'32"W	257.21'
L3	S14°36'35"E	531.42'
L4	N89°17'40"E	138.81'
L5	N88°56'37"E	284.16'
L6	N89°33'11"E	292.85'
L7	S89°58'30"E	120.06'
L8	S14°36'35"E	536.74'
L9	N88°59'32"E	257.21'

NOTES

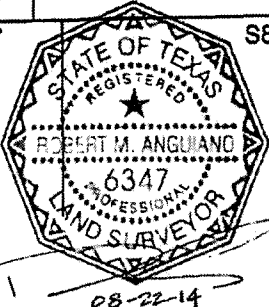
- (N1) BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

LOCATION MAP



102.383-ACRE TRACT
VOL. 5215, PG. 314, O.P.R.
OWNER: HARLANDALE INDEPENDENT SCHOOL DISTRICT
N0°28'34"W 1125.84'

3.36-ACRE TRACT
VOL. 12296, PG. 1936, O.P.R.
OWNER: WE-ROOSEVELT, L.P.



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