

**AN ORDINANCE 2015-04-16-0330**

**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 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 a 2.409 acre tract of land out of NCB 15688 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD S AHOD" Commercial with a Conditional Use for Athletic Fields and a Specific Use Authorization for Meeting Facilities.

**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.** The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 4.** The City Council finds as follows:

- A.** The specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.

- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 5.** The City Council approves this Conditional Use and Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 6.** 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.

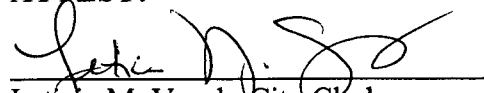
**SECTION 7.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 8.** This ordinance shall become effective April 26, 2015.

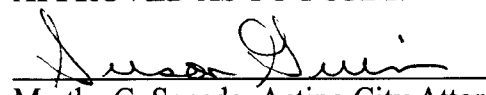
**PASSED AND APPROVED** this 16<sup>th</sup> day of April 2015.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
for Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: 24, 25, Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-3, Z-11 )</b>						
<b>Date:</b>	04/16/2015						
<b>Time:</b>	02:20:30 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015069 CD S (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD S AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Athletic Field and a Specific Use Authorization for Meeting Facilities on a 2.409 acre tract of land out of NCB 15688 located at 4512 and 4516 Stahl Road. Staff and Zoning Commission recommend Approval.						
<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			x	
Alan Warrick	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				

EXHIBIT A

DESCRIPTION OF A 0.811 ACRE TRACT OF LAND OUT OF THE J.M. WATSON SURVEY No. 32, ABSTRACT 300, NEW CITY BLOCK 15688, SAID 0.811 ACRE TRACT BEING ALL OF THAT CERTAIN 0.423 ACRE TRACT AS DESCRIBED AS EXHIBIT "A" AND 0.388 ACRES OUT OF THAT CERTAIN 1.997 ACRES DESCRIBED AS EXHIBIT "B:" AS CONVEYED UNTO MARY YOUNG IN VOLUME 7215, PAGE 29, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A POINT COINCIDENT WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF STAHL ROAD AND FOR A CORNER OF THE SIDNEY P. DUBOSE JR. ET AL, TRACT, AS RECORDED IN VOLUME 10844, PAGE 1607, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

**THENCE** COINCIDENT WITH THE NORTHWEST LINE OF SAID 1.997 ACRE TRACT AND SAID RIGHT-OF-WAY LINE N40°58'40" E, A DISTANCE OF 153.02 TO THE **POINT OF BEGINNING**;

**THENCE:** N 40°58'40" E COINCIDENT WITH THE NORTHWEST LINE OF SAID 1.997 ACRE TRACT AND SAID 0.423 ACRE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF STAHL ROAD, A DISTANCE OF 144.69 FEET TO A POINT FOR THE NORTH CORNER OF SAID 0.423 ACRE TRACT AND SAID TRACT HEREIN DESCRIBED;

**THENCE:** S 48°45'28" E COINCIDENT WITH THE NORTHEAST LINE OF SAID 0.423 ACRE TRACT, A DISTANCE OF 206.97 FEET TO A POINT FOR CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** S 41°36'06" W COINCIDENT WITH THE SOUTHEAST LINE OF SAID 0.423 ACRE TRACT, A DISTANCE OF 89.98 FEET TO A POINT COINCIDENT WITH THE NORTHEAST LINE OF SAID 1.997 ACRE TRACT AND FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** S 48°28'56" E COINCIDENT WITH THE NORTHEAST LINE OF SAID 1.997 ACRE TRACT, A DISTANCE OF 83.72 FEET TO A POINT FOR THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** DEPARTING SAID NORTHEAST LINE S 42°41'09" W, A DISTANCE OF 61.13 FEET TO A POINT, FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

**Z2015069**

**THENCE: N 47°24'10" W, A DISTANCE OF 288.00 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.811 ACRES OF LAND, MORE OR LESS.**

**THIS METES AND BOUNDS EXHIBIT SHALL NOT BE USED FOR TITLE CONVEYANCE AND DOES NOT REPRESENT A COMPLETE ON THE GROUND SURVEY.**

**STEVEN LEE WRIGHT, R.P.L.S., #4823  
JOB NO. 20150367  
March 16, 2015**

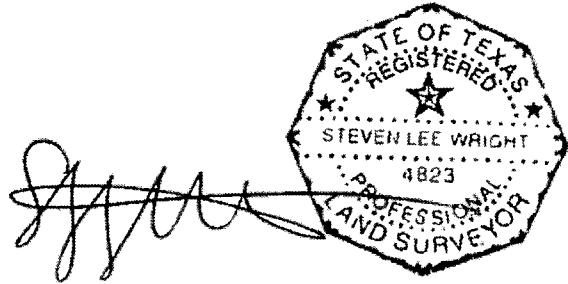


EXHIBIT B

DESCRIPTION OF A 1.598 ACRE TRACT OF LAND OUT OF THE J.M. WATSON SURVEY No. 32, ABSTRACT 300, NEW CITY BLOCK 15688, SAID 1.598 ACRE TRACT BEING THE RESIDUE OF THAT CERTAIN 1.997 ACRES TRACT DESCRIBED AS EXHIBIT "B:" IN A DEED AS CONVEYED UNTO MARY YOUNG IN VOLUME 7215, PAGE 29, DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT COINCIDENT WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF STAHL ROAD AT A CORNER FOR A CORNER OF THE SIDNEY P. DUBOSE JR. ET AL, TRACT, AS RECORDED IN VOLUME 10844, PAGE 1607, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** N 40°58'40" E COINCIDENT WITH THE NORTHWEST LINE OF SAID 1.997 ACRE TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF STAHL ROAD, A DISTANCE OF 153.02 FEET TO A POINT FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** DEPARTING SAID NORTHWEST LINE, S 47°24'10" E, A DISTANCE OF 288.00 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** N 42°41'09" E, A DISTANCE OF 61.13 FEET TO A POINT COINCIDENT WITH THE NORTHEAST LINE OF SAID 1.997 ACRE TRACT AND FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** S 48°28'56" E, A DISTANCE OF 126.48 FEET TO A POINT FOR THE EAST CORNER OF SAID 1.997 ACRE TRACT, AND FOR THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** S 40°52'53" W, A DISTANCE OF 206.74 FEET TO A POINT FOR THE SOUTH CORNER OF SAID TRACT 1.997 ACRE TRACT AND FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

**THENCE:** N 48°45'20" W COINCIDENT WITH THE SOUTHWEST LINE OF SAID 1.997 ACRE TRACT, A DISTANCE OF 416.53 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.598 ACRES OF LAND, MORE OR LESS.

THIS METES AND BOUNDS EXHIBIT SHALL NOT BE USED FOR TITLE CONVEYANCE AND DOES NOT REPRESENT A COMPLETE ON THE GROUND SURVEY.

STEVEN LEE WRIGHT, R.P.L.S., #4823  
JOB NO. 20150367  
March 16, 2015

