

AN ORDINANCE 2016-06-16-0488

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 0.88 acres of land out of NCB 2577 from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units.

**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 approves this Infill Development Zone 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 4.** 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 5.** 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 6.** This ordinance shall become effective June 26, 2016.

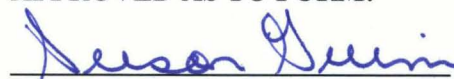
**PASSED AND APPROVED** this 16<sup>th</sup> day of June 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: 39, 40, P-1, Z-1, Z-2, Z-3, Z-4, P-4, Z-8, Z-9 )</b>						
<b>Date:</b>	06/16/2016						
<b>Time:</b>	02:08:17 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016169 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units on 0.88 acres of land out of NCB 2577, located at 202 Keller Street. 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. Treviño	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				

**Barrera Land Surveying**

436 Breesport  
San Antonio, Texas 78216  
(210) 444-9023  
(210) 444-9479 (fax)  
dbinsatx@yahoo.com

STATE OF TEXAS

COUNTY OF BEXAR

72016168

**LEGAL DESCRIPTION**  
For  
**(KELLER & NOGALITOS)**

FIELD NOTES describing an 0.88 acre tract of land consisting of Lots 1, 2, 3, 4, 5 and the east 12 feet of Lot 6, Block 4, New City Block 2577, in the City of San Antonio, Bexar County, Texas, being that same tract of land described by Deed recorded in Volume 16992, Page 1012, Official Property Records, Bexar County, Texas:

- BEGINNING:** At a found 1/2" steel rod on the west corner of the intersection of Keller Street and Nogalitos Street also being the east corner of this herein described tract;
- THENCE:** S 54°20'54" W, along the north right-of-way line, a distance of 166.78 feet to a found 1/2" steel rod, for the south corner of this herein described tract;
- THENCE:** N 00°23'36" W, a distance of 224.74 feet to a set 1/2" steel rod with a yellow cap marked "RPLS 5286", for the west corner of this herein described tract;
- THENCE:** N 26°38'45" E, a distance of 142.35 feet to a set 1/2" steel rod with a yellow cap marked "RPLS 5286", for the north corner of this herein described tract;
- THENCE:** S 63°22'48" E, along the south right-of-way line of Keller Street a distance of 302.21 feet to the **POINT OF BEGINNING**;

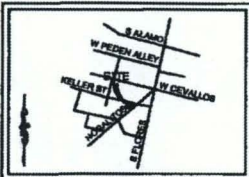
Containing 0.88 acres of land (32,298 SQ.FT.) more or less. Survey prepared this date.

Date: 3-11-2015

  
David Barrera, R.P.L.S. No. 5286



Attachment "A"



LOCATION MAP  
NOT TO SCALE

72018168

LOT 6  
BLOCK 4  
N.C.B. 2577

LOT 5  
BLOCK 4  
N.C.B. 2577

LOT 4  
BLOCK 4  
N.C.B. 2577

LOT 3  
BLOCK 4  
N.C.B. 2577

LOT 2  
BLOCK 4  
N.C.B. 2577

LOT 1  
BLOCK 4  
N.C.B. 2577  
VOL. 15986, PG. 683

LOT ALL OF NCB 2599  
BLOCK 4  
N.C.B. 2599  
VOL. 15010, PG. 2390

0.88 ACRES  
32,298 SQ. FT.

IDZ

KELLER ST  
(50' R.O.W.)

NOGALITOS ST  
(50' R.O.W.)

THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT.

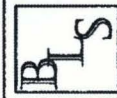
DATE: 12/06/14 JOB NO. XXX-XX

DATE	DESCRIPTION



REVISIONS	
DATE	DESCRIPTION

**BARRERA LAND SURVEYING**  
TBL'S FIRM NO. 101830-00  
1319 MARCO AVE., SUITE 102  
SAN ANTONIO, TEXAS 78214  
(210) 444-9023 OFFICE (210) 444-9479 FAX  
(210) 837-4328 CELL  
dbarrera@barrerasurveying.com



**BOUNDARY SURVEY OF:**  
0.88 ACRE TRACT, OUT OF THE ALPHESSO STEEL SURVEY NO. 18,  
ABSTRACT 684, COUNTY BLAKE 6146 AND BEING A PORTION OF TRACT  
CERTAIN 86.74 ACRE TRACT AS DESCRIBED IN DEED VOLUME 1086,  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
PAGE 1168 OF THE DEED COUNTY, TEXAS.

DATE: 12/06/14  
JOB NO. XXX-XX  
1 SHEET OF 1

**SURVEYOR'S NOTES**

- Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
- All statements within the certification and other references located elsewhere hereon that are related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. No underground surveying was conducted.
- Any changes in street right of way lines either completed or proposed are available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
- Surveying shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
- Vertical Datums shown hereon are based on NAVD 88.
- According to FEMA's Flood Insurance Rate Map, No. 48019C0205G, dated September 28, 2010, the subject tract of land shown hereon is situated in Zone X, an area determined by FEMA to be outside of the 100-year floodplain. No surveying was performed to determine this zone. This statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Barrera Land Surveying or the undersigned surveyor.
- The word "survey" is understood to be an expression of professional judgment by the undersigned surveyor, which is based on his best knowledge, information or belief.
- The adjoining ownership information was obtained from the BEXAR County Tax Appraiser District and may not reflect the current ownership status.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BEXAR

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

DAVID BARRERA, R. P. L. S. No. 5286 DATE 12-06-12

Attachement "B"