

AN ORDINANCE 2017-10-05-0773

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.

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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 20.959 acres out of NCB 15910, located at 10055 and 10093 Marbach Road from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family 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 15th day of October 2017.

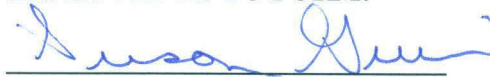
PASSED AND APPROVED this 5th day of October 2017.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

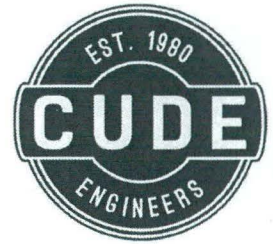
APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-8 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, P-4, Z-19)						
Date:	10/05/2017						
Time:	02:19:39 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017232 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.959 acres out of NCB 15910, located at 10055 and 10093 Marbach Road. 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				
William Cruz Shaw	District 2		x			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
10/05/2017
Item No. Z-8

Exhibit “A”



**PROPERTY DESCRIPTION
OF**

20.959 acres of land situated in the Antonio Fuentes Survey No. 358, Abstract No. 248, N.C.B. 15910, City of San Antonio, Bexar County, Texas, same being portions of Tracts E, F, and J as described in a Partition Deed between Clifton J. Robbins et al, dated September 27, 1962, and recorded in Volume 4867, Page 76, Official Public Records of Bexar County, Texas; said 20.959 acres of land being more particularly described as follows:

- COMMENCING:** At a found ½" iron rod on the northerly right-of-way line of Marbach Road (a varying width right-of-way), said point being at the southeasterly corner of Westward Pointe 2, a subdivision plat recorded in Volume 9623, Page 67, Deed and Plat Records of Bexar County, Texas, and the southwesterly corner of said Tract E subsequent to a Warranty Deed granting property for right-of-way to Bexar County, recorded in Volume 3718, Page 1711, Official Public Records of Bexar County, Texas;
- THENCE:** N00°20'36"E, leaving the northerly right-of-way line of said Marbach Road and coincident with the easterly line of said Westward Pointe 2 and the westerly line of said Tract E, a distance of 355.50 feet to a set ½" iron rod with red cap stamped "CUDE" for the **POINT OF BEGINNING** and the most westerly southwest corner of the herein described tract;
- THENCE:** N00°20'36"E, continuing coincident with the aforesaid lines, a distance of **468.76 feet** to a found PK nail on a cedar fence post at the southwesterly corner of Lackland City Subdivision, Unit 169, as recorded in Volume 9500, Page 158, Deed and Plat Records of Bexar County, Texas, for the northwesterly corner of said Tract E and the herein described tract;
- THENCE:** N89°57'55"E, coincident with the southerly line of said Lackland City Subdivision, Unit 169 and the northerly lines of said Tracts E, F, and J, a distance of **1,170.45 feet** to a found ½" iron rod at the northwesterly corner of a 4.61 acre tract conveyed to George F. Robbins, Sr. by Special Warranty Deed, dated September 30, 1997, and recorded in Volume 7539, Page 637, Official Public Records of Bexar County, Texas for the northeasterly corner of the herein described tract;

THENCE: S05°08'14"E, coincident with the westerly line of said 4.61 acre tract and traversing said Tracts F and J, a distance of **835.58** feet to a set ½" iron rod with red cap stamped "CUDE" at the southwesterly corner of said 4.61 acre tract and the northerly right-of-way line of said Marbach Road, subsequent to a Warranty Deed granting property for right-of-way to Bexar County, recorded in Volume 3718, Page 1675, Official Public Records of Bexar County, Texas, for the southeasterly corner of the herein described tract, whence a found ½" iron rod at the southeasterly corner of said 4.61 acre tract bears S89°40'01"E, a distance of 192.92 feet;

THENCE: N89°40'01"W, coincident with the northerly right-of-way line of said Marbach Road and the southerly lines of said Tracts E and F, passing a found ½" iron rod at the common corner of said Tracts E and F at a distance of 523.02 feet, for a total distance of **966.03** feet to a set ½" iron rod with red cap stamped "CUDE" for the most southerly southwest corner of the herein described tract;

THENCE: Leaving said northerly right-of-way line of said Marbach Road and traversing said Tract E the following:

N00°19'59"E, a distance of **124.19** feet to a set ½" iron rod with red cap stamped "CUDE" for an angle point of the herein described tract;

N23°11'29"W, a distance of **252.24** feet to a set ½" iron rod with red cap stamped "CUDE" for an angle point of the herein described tract;

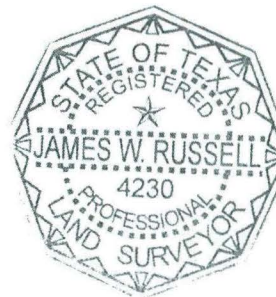
N89°39'24"W, a distance of **183.46** feet to the **POINT OF BEGINNING**, containing 20.959 acres of land, more or less.

Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

I, James W. Russell, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in July 2017.

James W. Russell 8/21/17

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455



Job No. 03167.000
August 17, 2017; Revised August 21, 2017
B.B./J.W.R.