

AN ORDINANCE 2018-04-05-0242

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 9.5 acres out of NCB 18225 and CB 5083 from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

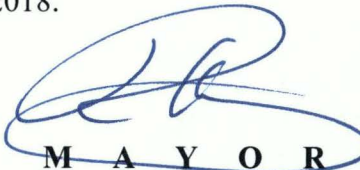
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 April 15, 2018.

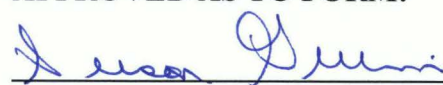
PASSED AND APPROVED this 5th day of April 2018.


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-15 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018108 (Council District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 9.5 acres out of NCB 18225 and CB 5083, generally located at 999 East IH-10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18031)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				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				
Clayton H. Perry	District 10		x				

SG/lj
04/05/2018
Item No. Z-15

Exhibit “A”

Z2018108



**FIELD NOTES
FOR
A 9.50 ACRE TRACT**

A **9.50 acre** tract of land, out of NCB 18225, the Antonio Zamora Survey No. 36, Abstract No. 828, County Block 5083, Bexar County, Texas, and being out of a 107.6 acre tract of land conveyed to II Southfork Development, LTD. a Texas limited partnership, of record in Volume 18653, Page 342, of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2" iron rod with a plastic cap stamped "Bain Medina Bain" in the southeast right-of-way line of I.H.-10 (also known as U.S. Highway 90 East), a variable width public right-of-way, for a northwest Point of Curvature of a 53.424 acre tract conveyed to Beatrice Gleitz Zigmond, et al, of record in Volume 11980, Page 2488, of the Official Public Records of Bexar County, Texas, and a northeast Point of Curvature of a 80.841 acre tract of land as conveyed to PDI Development, Inc., of record in Volume 17628, Page 1804, of the Official Public Records of Bexar County, Texas;

THENCE: N 69°22'01" E, along and with the southeast right-of-way line of I.H.-10, the northwest line of the 53.424 acre tract, a distance of 1,515.10 feet to a found 1/2" iron rod with a plastic cap stamped "CEC" for the northeast corner of the 53.424 acre tract of land, the northwest corner of the 107.6 acre tract, the tract described herein, and the **POINT OF BEGINNING**;

THENCE: N 69°22'01" E, along and with the southeast right-of-way line of I.H.-10, the northwest line of the 107.6 acre tract and the tract described herein, a distance of **616.64 feet** to a point for the northeast corner of the tract described herein;

THENCE: leaving the southeast line of I.H.-10, over and across the 107.6 acre tract, the following two (2) courses:

1. **S 20°37'59" E**, a distance of **464.52 feet** to a point, in the ostensible San Antonio City Limits, for the southeast corner of the tract described herein,
2. **S 69°23'34" W**, along and with the ostensible San Antonio City Limits, a distance of **1165.77 feet** to a found 1/2" iron rod with plastic cap stamped "KFW Surveying" in the southeast line of the 53.424 acre tract, the northwest line of the 107.6 acre tract, for the southwest corner of the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "Bain Medina Bain" bears S 29°10'13" W, a distance of 1798.44 feet, and,

Exhibit "A"

THENCE: N 29°10'13" E, along and with the southeast line of the 53.424 acre tract, the northwest line of the 107.6 acre tract and the tract described herein, a distance of **718.91 feet** to the **POINT OF BEGINNING** and containing **9.50 acres**, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"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."

Job No.: 17-001
Prepared by: KFW Surveying
Date: February 14, 2018 – Revised February 28, 2018
File: S:\Draw 2017\17-001 999 E. IH 10\DOCS\FN 17-001 9.50 Ac - REZONING - REV 18-5672

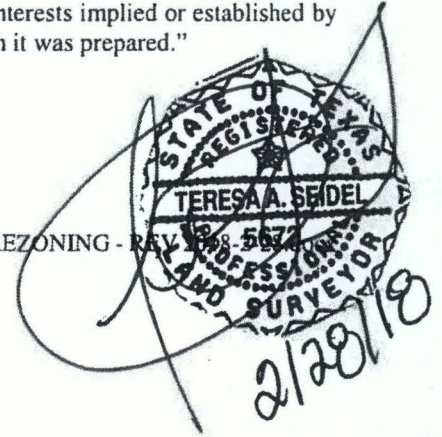


Exhibit "A"