

AN ORDINANCE 101011

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 CLASSIFICATION 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 so that it shall include the change of zoning classification, from "RE" Residential Estate District to "C-2" Commercial District on 1.079 acres, and to "C-2NA" Commercial, Nonalcoholic Sales District on 4.273 acres, all out of 5.352 acres located in NCB 14657.

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 Planning 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.

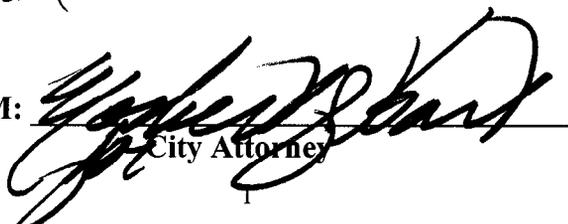
SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 19, 2005.

PASSED AND APPROVED this 9th day of June 2005.



M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: 4.2L.

Date: 06/09/05

Time: 02:58:27 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2005072: The request of Fellowship Bible Church of San Antonio, Applicant, for Fellowship Bible Church of San Antonio, Owner(s), for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District on 1.079 acres and "C-2NA" Commercial, Nonalcoholic Sales District on 4.273 acres out of NCB 14657 all out of 5.352 acres of NCB 14657 (8603 Huebner Road). Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		

Date: April 29, 2005
Project: 2005-111B

FIELDNOTES DESCRIBING A 1.079 AC. TRACT

Fieldnotes describing a 1.079 acre tract (47,021 sq. ft.) out of Lot 4, Farmsteads Subdivision, Volume 980, Page 374, Deed and Plat Records, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set in the southwest line of Lot 4 for the west corner of this tract situated for reference S23°55'25"E, 399.62 feet from a ½" rebar with a yellow plastic cap stamped "FORD ENG." found for a south corner of Lot 28, Sterling House No. 2, Volume 9535, Page 192, Deed and Plat Records, Bexar County, Texas;

THENCE N 40°46'29" E, 109.02 feet into Lot 4 to a Mag Nail set for the north corner of this tract;

THENCE S 49°13'31" E, 271.50 feet to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set in the northwest right-of-way line of Huebner Road for the east corner of this tract;

THENCE S 40°46'29" W, 237.36 feet with the northwest right-of-way line of Huebner Road to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set in the southwest line of Lot 4 for the south corner of this tract;

THENCE N 23°55'25" W, 300.31 feet with the southwest line of Lot 4 to the POINT OF BEGINNING and containing 1.079 acres (47,021 sq. ft.) of land according to a survey made by McMichael Land Surveying under my supervision.

Corresponding plat prepared
2005-111B1.079ac.doc



Fred L. McMichael, R.P.L.S. No. 3682

EXHIBIT A

To Ordinance No. _____
Passed and Approved on
June 9, 2005

Date: April 29, 2005
Project: 2005-111B

FIELDNOTES DESCRIBING A 4.273 AC. TRACT

Fieldnotes describing a 4.273 acre tract (186,117 sq. ft.) out of Lot 4, Farmsteads Subdivision, Volume 980, Page 374, Deed and Plat Records, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a ½" rebar with a yellow plastic cap stamped "FORD ENG." found for the west corner of Lot 4 and this tract and for a south corner of Lot 28, Sterling House No. 2, Volume 9535, Page 192, Deed and Plat Records, Bexar County, Texas;

THENCE N 65°34'02" E, 379.77 feet with the southeast line of Lot 28 and the northwest line of Lot 4 to a ½" rebar found in the southwest right-of-way line of Whitby Road for the north corner of Lot 4 and this tract and for the southeast corner of Lot 28;

THENCE S 24°15'09" E, 522.37 feet partially with the southwest right-of-way line of Whitby Road to a ½" rebar with a yellow plastic cap stamped "3682" set in the northwest right-of-way line of Huebner Road for the east corner of this tract;

THENCE S 40°46'29" W, 186.00 feet with the northwest right-of-way line of Huebner Road to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set for the south corner of this tract;

THENCE N 49°13'31" W, 271.50 feet to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set for an interior corner of this tract;

THENCE S 40°46'29" W, 109.02 feet to a ½" rebar with a yellow plastic cap stamped "MCMLS 3682" set in the southwest line of Lot 4 for a corner of this tract;

THENCE N 23°55'25" W, 399.62 feet with the southwest line of Lot 4 to the POINT OF BEGINNING and containing 4.273 acres (186,117 sq. ft.) of land according to a survey made by McMichael Land Surveying under my supervision.

Corresponding plat prepared
2005-111B4.273ac.doc



A handwritten signature in black ink that reads "Fred L. McMichael".

Fred L. McMichael, R.P.L.S. No. 3682

LOT 28
STERLING HOUSE NO. 2
9535/192 D&PR

FIG. 1/2" REBAR

NOTES:
BASIS OF BEARING IS SOUTHEAST
LINE OF LOT 28 AS FOUND
MONUMENTED ON THE GROUND.
ALL SET PINS ARE 1/2" REBAR
WITH YELLOW PLASTIC CAP
STAMPED "TCHLS 3682".
CORRESPONDING FIELD NOTES PREPARED.

FIG. 1/2" REBAR WITH YELLOW FORD EXH. CAP

P.O.B.



SCALE:
1" = 100'

REMAINDER OF
LOT 4
BLK. E
N.C.B. 14657
FELLOWSHIP BIBLE CHURCH
5623/715 RPR

C-2 NA

4.273 AC.
186,117 SQ. FT.

SALEHI FAMILY LTD
5687/1584 RPR

P.O.B.

1.079 AC.
47,021 SQ. FT.

C-2

LEGEND

D&PR - DEED AND PLAT RECORDS
RPR - REAL PROPERTY RECORDS

SURVEY OF A 4.273 AC. AND
A 1.079 AC TRACT OUT OF
LOT 4, BLK. E, N.C.B. 14657,
FARMSTEADS SUBDIVISION, VOL.
980, PG. 374, DEED AND PLAT
RECORDS, BEXAR COUNTY,
TEXAS.

ECKERT RD.

HUEBNER RD.
(200' R.O.W.)



STATE OF TEXAS :
COUNTY OF COMAL:

I, FRED L. McMICAL, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND AND UNDER MY SUPERVISION.

Fred L. McMichael

FRED L. McMICAL R.P.L.S. NO. 3682
SURVEYED: APRIL 29, 2005
PROJECT NO: 2005-111B

MCMICHAEL LAND SURVEYING
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