

AN ORDINANCE 2006-02-09-0208

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 8 acres out of NCB 17622 from "I-1" IH-1 Industrial Northeast Gateway Corridor Overlay District-1 and "C-3" IH-1 General Commercial Northeast Gateway Corridor Overlay District-1 to "L" IH-1 Light Industrial Northeast Gateway Corridor Overlay District-1.

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

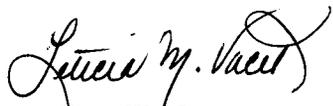
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

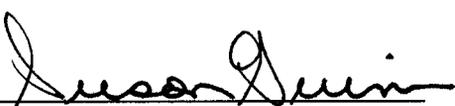
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on February 19, 2006.

PASSED AND APPROVED this 9th day of February, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-15.

Date: 02/09/06

Time: 02:40:11 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006018 (District 10): An Ordinance amending the zoning district boundary from "I-1" IH-1 Industrial Northeast Gateway Corridor Overlay District-1 and "C-3" IH-1 General Commercial Northeast Gateway Corridor Overlay District-1 to "L" IH-1 Light Industrial Northeast Gateway Corridor Overlay District-1 on 8 acres out of NCB 17622, 11000 Block of IH 35 North, as request by 35 North Property, LTD, Applicant, for 35 North Property, LTD, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

22006018

EXHIBIT "A"

(Property Description)

Being 8.000 Acres of land out of a 16.508 Acre Tract of land comprised of 15.725 Acres out of the Tames Bawick Survey No. 324, Abstract No. 87, N.C.B. 17822, recorded in Volume 8118, Page 2177, Deed Records of Bexar County, Texas; a 0.393 Acre Tract known as Parcel P-100, N.C.B. 17621, recorded in Book 9334, Page 1456, Deed Records of Bexar County, Texas and a 0.395 Acre Tract known as Parcel P-101, N.C.B. 17621, recorded in Book 9334, Page 1458 of the Deed Records of Bexar County, Texas and being the same 16.508 Acre Tract of land as described in Deed of Trust recorded in Document No. 20060155296, Book 11508, Page 1234 of the Deed Records of Bexar County, Texas and this 8.000 Acre Tract of land being more particularly described as follows:

Beginning at a 3/4" dia. iron pin found on the southeast right of way line of I.H. 35 North, for the westerly corner of the herein described tract, said point also being the westerly corner of said 0.395 Acre Tract known as Parcel P-101 and of the 16.508 Acre Tract, and the Point of Beginning bears N. 69°02'46" E., 1654.10 feet from a Brass Disk found at the north flare corner at O'Connor Road;

THENCE, along the southeast right of way line of I.H. 35 North the following:

N.57°08'02" E., 50.50 feet, to a TxDot Aluminum Disk found for an interior corner;

N.11°21'18" E., 69.62 feet, to a TxDot Aluminum Disk found for an exterior corner;

N.57°13'00" E., 403.15 feet, to a 3/4" dia. iron pin set for the northerly corner of the herein described tract;

THENCE: S. 34°44'31"E., 656.04 feet leaving the southeast right of way line of I.H. 35, across said 16.508 Acre Tract and along the northeast line of this tract, to a 3/4" iron pin set on the northwest right of way line of Randolph Blvd., for the easterly corner of the herein described tract;

THENCE: S. 47°39'22"W., 509.83 feet along the northwest right of way line of Randolph Blvd., to a 3/4" iron pin found for the southerly corner of the herein described tract, said point also being the southerly corner of said Parcel P-101, N.C.B. 17621 and of the 16.508 Acre Tract;

THENCE: N. 34°35'03"W., 690.65 feet leaving the northwest right of way line of Randolph Blvd. and along the south line of said parcel P-101, N.C.B. 17621, also being the south line of said 16.508 Acre Tract, to the Point of Beginning and containing 8.000 Acres of land more or less.

Any petition herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number 2005022285 on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC - 5 2005

Deed 2005022285 Fees: \$32.00
12/05/2005 12:12PM # Pages 5
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICHHOFF COUNTY CLERK



Gerry Richhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

29805.5
790227.1

120105

EXHIBIT A

To Ordinance No. _____
passed on February 9, 2006

No. 7648 P. 6

Dec. 5. 2005 3:20PM

Z2006018

ZONING CASE NO. Z2006018 – January 17, 2006

Applicant: 35 North Property, Ltd.

Zoning Request: “I-1” IH-1 Industrial Northeast Gateway Corridor Overlay District 1 and
“C-3” IH-1 General Commercial Northeast Gateway Corridor Overlay
District 1 to “L” IH-1 Light Industrial Northeast Gateway Corridor
Overlay District 1.

Buck Muery, representing the owner, stated the purpose of this zoning change is to allow development of a car dealership on the subject property. He stated he has met with the surrounding property owners who are in support. He has also been in contact with a representative from Randolph Hills Neighborhood Association who are also in support.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Randolph Hills Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on 8 acres out of NCB 17622 at 11000 Block of IH 35 North.
2. There were 13 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

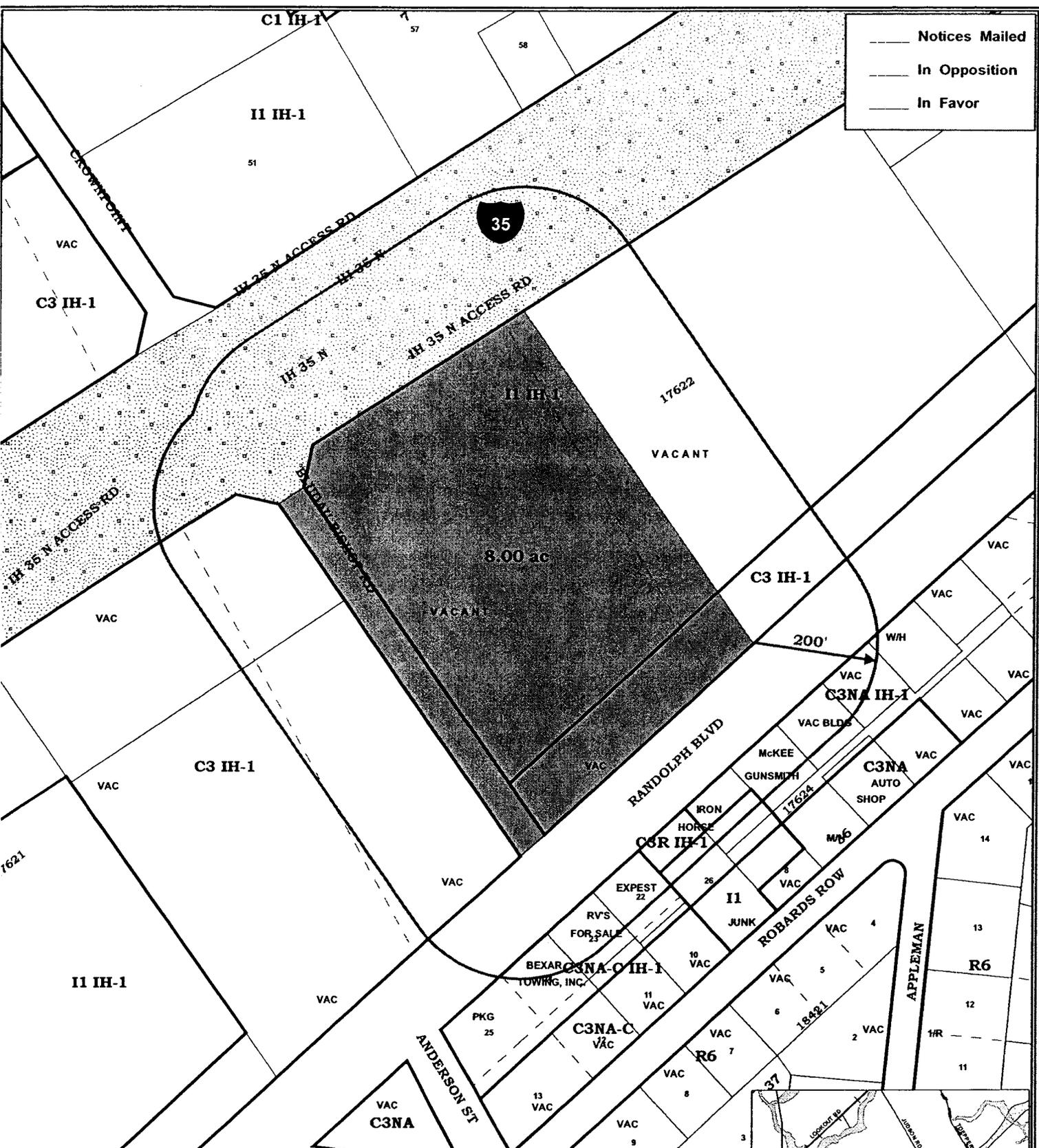
**AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



----- Notices Mailed
 ----- In Opposition
 ----- In Favor

ZONING CASE: Z2006-018

City Council District No. 10
 Requested Zoning Change
 From "I-1" IH-1, "C-3" IH-1 To "L" IH-1
 Date: Febuary 09, 2006
 Scale: 1" = 200'

 Subject Property
 200' Notification



C:\Dec. 6 2005

