

AN ORDINANCE 2006-03-09-0326

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 20.166 acres out of NCB 15005 and NCB 18670 from "C-2" Commercial District and "O-2" Office District to "C-2 NA" (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, "C-2" Commercial District on 1.595 acres out of NCB 15005, and "C-2" (CD-Office Warehouse) Commercial District with a Conditional Use for Office Warehouse on 5.685 acres out of NCB 15005 and NCB 18670.

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. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

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.

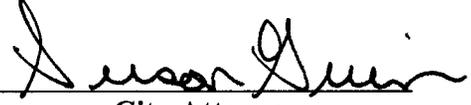
SECTION 6. This ordinance shall become effective on March 19, 2006.

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



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-3.

Date: 03/09/06

Time: 03:29:36 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005285 CD (District 7): An Ordinance amending the zoning district boundary from "C-2" Commercial District and "O-2" Office District to "C-2 NA" (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, "C-2" Commercial District on 1.595 acres out of NCB 15005, and "C-2" (CD-Office Warehouse) Commercial District with a Conditional Use for an Office Warehouse on 5.685 acres out of NCB 15005 and NCB 18670, 7500 Block of Grissom Road as requested by Henry Daughtry, Jr., Applicant, for Henry Daughtry, Jr., Owner(s). Staff and Zoning Commission recommend Approval contingent on a Plan Amendment.

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		
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		

X 9/2



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T: 210-641-9999 F: 210-641-6440

22005285

November 7, 2005
Job No: E0250501

**DESCRIPTION OF A 12.886 ACRE TRACT OF LAND
(PARCEL A)**

Being 12.886 acres of land in New City Block (N.C.B.) 15005, San Antonio, Bexar County, Texas, being out of a remaining portion of a out of a 19.327 acre tract of land described in Volume 7793, Page 1244, Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of Lot 3, shown on the plat of Forced to Plat Subdivision Unit 4, recorded in Volume 9550, Page 184, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, a reentrant corner of said remaining portion of the 19.327 acre tract, the east corner of this tract:

THENCE South 58°49'01" West, crossing said remaining portion of the 19.327 acre tract, a distance of 920.31 feet to a point on the easterly line of a 6.049 acre tract of land described in Volume 7898, Page 164, Official Public Records of Real Property, Bexar County, Texas, the most southerly corner of this tract;

THENCE North 04°05'50" West, coincident with the common line of said remaining portion of the 19.327 acre tract and said 6.049 acre tract, a distance of 633.01 feet to a point, the most northeasterly corner of said 6.049 acre tract, a reentrant corner of this tract;

THENCE South 85°54'10" West, continuing coincident with said common line, a distance of 280.00 feet to a point, the most southerly corner of an unplatted portion of land shown on the plat of Misty Oaks Subdivision Unit 2, recorded in Volume 7900, Page 163, Deed and Plat Records, Bexar County, Texas, the most westerly corner of this tract;

THENCE crossing said remaining portion of the 19.327 acre tract, the following three (3) courses:

North 52°48'28" East, a distance of 671.06 feet to a point, an angle point;

North 84°37'32" East, a distance of 237.72 feet to a point, an angle point;

EXHIBIT A

To Ordinance No. _____
Approved on March 9, 2006

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12.886 acre tract

South 31°10'59" East, a distance of 657.83 feet to the **POINT OF BEGINNING**
and containing 12.886 acres of land, more or less.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on
the ground survey, and is not to be used to convey or establish interest 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.



Dion P. Albertson, RPLS No. 4963



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22005285

November 11, 2005
Job No: E0250501

**DESCRIPTION OF A 1.595 ACRE TRACT OF LAND
(PARCEL B)**

Being 1.595 acres of land in New City Block (N.C.B.) 15005, San Antonio, Bexar County, Texas, being out of a remaining portion of a 10.005 acre tract of land described in Volume 7898, Page 164, and out of the remaining portion of a 19.327 acre tract of land described in Volume 7793, Page 1244, both in the Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwesterly right-of-way line of Heath Road (R.O.W.-60'), said point being North 28°44'53" West a distance of 131.20 feet along the southwest right-of-way line of Heath Road from the north corner of Lot 3, shown on the plat of Forced to Plat Subdivision Unit 4, recorded in Volume 9550, Page 184, Deed and Plat Records, Bexar County, Texas, and said point being the **POINT OF BEGINNING** and most southeasterly corner of this tract:

THENCE South 59°49'01" West, departing said southwesterly right-of-way line and coincident with the common line between the existing O-2 and C-2 zoning areas, a distance of 214.92 feet to a point for the most southerly corner of this tract;

THENCE North 31°10'59" West, crossing said remaining portion of the 19.327 acre tract, a distance of 523.00 feet to a point, the most northwesterly corner of this tract;

THENCE North 61°15'07" East, continuing across said remaining portion of the 19.327 acre tract and reentrant to the aforementioned 10.005 acre tract, a distance of 237.07 feet to a point on the aforementioned southwesterly right-of-way line of Heath Road, the most northerly corner of this tract;

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1.595 acre tract

THENCE South 28°44'53" East, coincident with the common line of said southwesterly right-of-way line and said remaining portion of the 10.005 acre tract, a distance of 258.65 feet to a point for a corner, said point being the most northerly corner of an existing C-2 zoned tract;

THENCE with the following calls along the common boundary of the existing C-2 and O-2 zoning:

South 58°49'01" West 200.19 feet to a point for a corner;
South 28°44'53" East 240.00 feet to a point for a corner, and;
North 58°49'01" East 200.19 feet to a point in the southwest right-of-way line of Heath Road for a corner of the herein described tract;

THENCE South 28°44'53" East, coincident with the common line of said southwesterly right-of-way line and said remaining portion of the 10.005 acre tract, a distance of 18.49 feet the **POINT OF BEGINNING** and containing 1.595 acres of land, more or less.

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Alan D, Lindskog, RPLS No. 2845
11/11/05



Z2005285

November 7, 2005
Job No: E0250501



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**DESCRIPTION OF A 5.685 ACRE TRACT OF LAND
(PARCEL C)**

Being 5.685 acres of land in New City Block (N.C.B.) 15005 and N.C.B. 18670, San Antonio, Bexar County, Texas, being Lot 3, said N.C.B. 18670, shown on the plat of Forced to Plat Subdivision Unit 4, recorded in Volume 9550, Page 184, Deed and Plat Records, Bexar County, Texas, also being out of a remaining portion of a 10.005 acre tract of land described in Volume 7898, Page 164, and out of the remaining portion of a 19.327 acre tract of land described in Volume 7793, Page 1244, both in the Official Public Records of Real Property, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwesterly right-of-way line of Grissom Road (F.M.-471, R.O.W.-120'), at the southerly end of the cut-back line from the southwesterly right-of-way line of Heath Road (R.O.W.-60'), the **POINT OF BEGINNING**, an easterly corner of said Lot 3, and of this tract:

THENCE South 58°49'01" West, coincident with the common line of said northwesterly right-of-way line, said Lot 3, and said remaining portion of the 10.005 acre tract, a distance of 1197.61 feet to a point, the common corner of said remaining portion of the 10.005 acre tract and a 6.049 acre tract of land described in Volume 7898, Page 172, Official Public Records of Real Property, Bexar County, Texas, the most southwesterly corner of this tract;

THENCE North 04°05'50" West, departing said right-of-way line, coincident with the common line of said 6.049 acre tract, said remaining portion of the 10.005 acre tract and the aforementioned remaining portion of the 19.327 acre tract, a distance of 236.37 feet to a point, a westerly corner of this tract;

THENCE North 58°49'01" East, crossing said remaining portion of the 19.327 acre tract, continuing coincident with the common line of the aforementioned Lot 3 and said remaining portion of the 10.005 acre tract, a distance of 1129.63 feet to a point on the aforementioned southwesterly right-of-way line of Heath Road, the most northerly corner of said Lot 3 and this tract;

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5.685 acre tract

THENCE South 28°44'53" East, coincident with the common line of said southwesterly right-of-way line and said Lot 3, a distance of 178.62 feet to a point, the northerly end of the cut-back to Grissom Road, an easterly corner of this tract;

THENCE South 13°52'15" West, coincident with the common line of said Lot 3 and said cut-back line, a distance of 45.29 feet to the **POINT OF BEGINNING** and containing 5.685 acres of land, more or less.

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Dion P. Albertson, RPLS No. 4963