

AN ORDINANCE 2006-03-09-0334

**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 5.028 acres out of NCB 34760 from "MF-33" GC-1 Multi-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor 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 March 19, 2006.

**PASSED AND APPROVED** this 9<sup>th</sup> day of March 2006.



M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney  
For

# Agenda Voting Results

**Name:** Z-11.

**Date:** 03/09/06

**Time:** 03:36:58 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006059 (District 8): An Ordinance amending the zoning district boundary from "MF-33" GC-1 Multi-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1 on 5.028 acres out of NCB 34760, 20025 West Interstate Highway 10 as requested by Kaufman & Associates, Inc., Applicant, for Zelzer Corporation, Owner(s). Staff recommends Approval and Zoning Commission recommendation is pending the March 7, 2006, public hearing.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
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		

# BAKER

**SURVEYING &  
ENGINEERING, INC.**

2250 US 281 N  
Blanco, TX 78606  
Phone: 830-833-2250  
FAX: 830-833-2257

Field notes of a 5.028 acre tract of land situated in Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, County Block 4760, New City Block 34760, Bexar County, Texas being that called 5.0124 acres conveyed to Zelzer Corporation of record in Volume 6221, Page 1838 of the Real Property Records, Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the west right-of-way line of Interstate Highway 10 for the southwest corner of this tract and the 5.0124 acre tract and the north corner of a 1.247 acre tract of land conveyed to Aquatic Commercial Solution of record in Volume 7886, Page 748 of the Official Public Records of Bexar County, Texas.

Thence with the southern line of this tract and the 5.0124 acre tract and the northern line of the 1.247 acre tract as follows:

S 63° 20' 23" W. 149.29 feet to a 5/8" iron pin found in a 1" iron pipe for an angle point.

N 88° 41' 37" W. 514.14 feet to a 1" iron pipe found for the southwest corner of the 5.0124 acre tract and the northwest corner of the 1.247 acre tract and a point in the east line of a 25.900 acre tract of land conveyed to Aquatic Commercial Solution of record in Volume 7886, Page 748 of the Official Public Records of Bexar County, Texas for the southwest corner of this tract.

Thence N 01° 17' 28" E. 361.52 feet with the west line of this tract and the 5.0124 acre tract and the east line of the 25.900 acre tract to a 1" iron pipe found for the northwest corner of the 5.0124 acre tract and the northeast corner of the 25.900 acre tract and a point in the south line of a 111.010 acre tract of land conveyed to Stanton P. Bell of record in Volume 276, Page 1676 in the Official Public Records of Bexar County, Texas for the northwest corner of this tract.

Thence S 88° 50' 57" E. 574.58 feet with the north line of this tract and the 5.0124 acre tract and a south line of the 111.010 acre tract to a 1" iron pipe found in the west right-of-way line of Interstate Highway 10 and the northeast corner of the 5.0124 acre tract and the southeast corner of the 111.010 acre tract for the northeast corner of this tract.

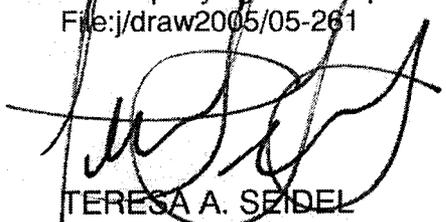
Thence with the east line of this tract and the 5.0124 acre tract and the west right-of-way line of Interstate Highway 10 as follows:

S 12° 23' 31" E. 263.25 feet to a Texas Department of Transportation concrete monument with brass disc found for an angle point.

S 12° 30' 55" E. 38.42 feet to the place of beginning and containing 5.028 acres of land according to a survey on the ground on January 24, 2006 by Baker Surveying and Engineering, Inc.

Job No. 05-261

Accompanying Plat Prepared  
File:j/draw2005/05-261



TERESA A. SEIDEL  
Registered Professional Land  
Surveyor # 5672



## EXHIBIT A

To Ordinance No. \_\_\_\_\_  
Approved on March 9, 2006