

AN ORDINANCE 2009-02-05-0096

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 Lot 11, NCB 13804 from "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3NA IH-1" General Commercial Nonalcoholic Sales National Highway System High Priority Northeast Gateway Corridor Overlay District, save and except 0.168 acres from "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District.

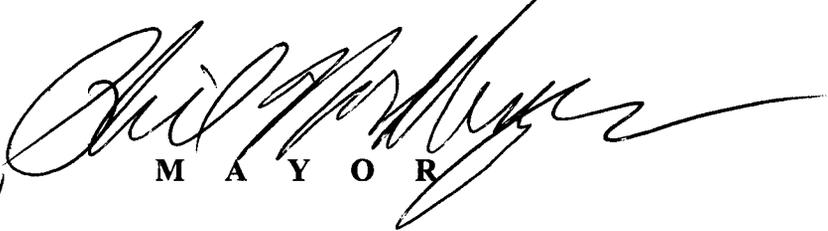
SECTION 2. A description of the 0.168 acres is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

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.

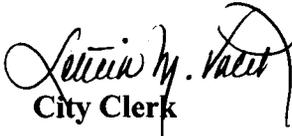
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective February 15, 2009.

PASSED AND APPROVED this 5th day of February 2009.


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:



For City Attorney

22008206

RG Rosin Group, Inc.

Engineering & Project Management

**AREA A
PROPOSED C-3 ZONING AREA**

**METES & BOUNDS DESCRIPTION
0.084 ACRES (3,640.53 SQUARE FEET) OUT OF
LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
January 20, 2009**

A tract of land being 0.084 Acres (3,640.53 Square Feet) and also Part of LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS more particularly described as follows:

PROCEEDING FROM a ½" iron rod found for the northeast corner of said LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION;

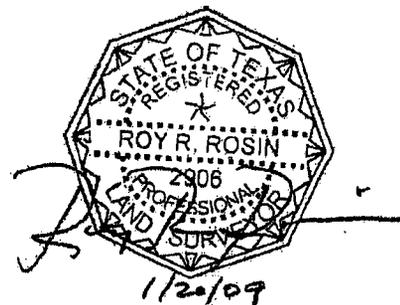
S05°30'56"E, 124.30 feet to a PK Nail set for the **POINT OF BEGINNING**;

THENCE, S33°03'00"E, 70.60 feet to a ½" iron rod set;

THENCE, S56°57'00"W, 51.56 feet to a ½" iron rod set;

THENCE, N33°03'00"W, 70.60 feet to a PK Nail set;

THENCE, N56°57'00" E, 51.56 feet to the **POINT OF BEGINNING**.



"No separate entrance to lounge area permitted, unless required by ordinance or law".

19230 Stone Oak Parkway, Suite 300 • San Antonio, Texas USA 78258
(210) 490-6001 • Fax (210) 495-9580 • rgi@rosingroup.com
N:\1521-006-00501-20-09-AREA A METES & BOUNDS REVISED.doc

EXHIBIT A

72008208

RG *Rosin Group, Inc.*
Engineering & Project Management

**AREA B
PROPOSED C-3 ZONING AREA**

**METES & BOUNDS DESCRIPTION
0.084 ACRES (3,640 SQUARE FEET) OUT OF
LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
January 20, 2009**

A tract of land being 0.084 Acres (3,640 Square Feet) and also Part of LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS more particularly described as follows:

PROCEEDING FROM a 1/2" iron rod found for the southeast corner of said LOT 11, N.C.B. 13804, PEACOCK HOSPITALITY SUBDIVISION;

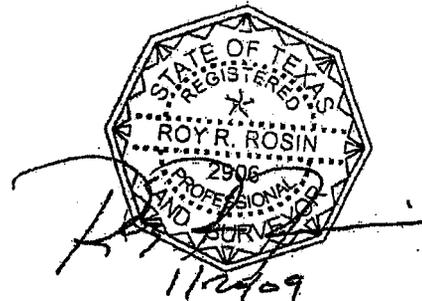
N27°46'41"W, 157.89 feet to a PK Nail set for the **POINT OF BEGINNING**;

THENCE, N33°03'00"W, 51.56 feet to a PK Nail set;

THENCE, N56°57'00"E, 70.60 feet to a PK Nail set;

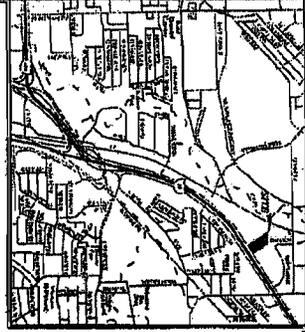
THENCE, S33°03'00"E, 51.56 feet to a PK Nail set;

THENCE, S56°57'00" W, 70.60 feet to the **POINT OF BEGINNING**.



" No separate entrance to lounge area permitted, unless required by ordinance or law".

Z2008206



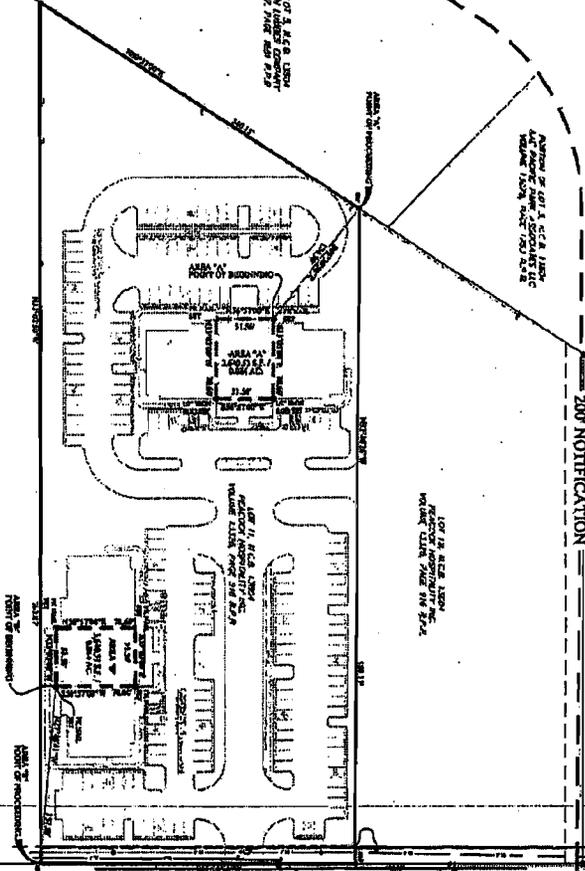
IN APPROVED PROJECTS, I HAVE REVIEWED THE PROPOSED TRUCK STOP FACILITY THAT THE APPLICANT IS REQUESTING TO BE CONSTRUCTED ON THE PROPERTY OF LOT 11, N.C.B. 13804, SAN ANTONIO, TEXAS. I HAVE REVIEWED THE PROJECT AND FOUND THAT THE PROPOSED TRUCK STOP FACILITY IS IN ACCORDANCE WITH THE ZONING MAP AND THE TRUCK STOP FACILITY REGULATIONS. I HAVE REVIEWED THE PROJECT AND FOUND THAT THE PROPOSED TRUCK STOP FACILITY IS IN ACCORDANCE WITH THE ZONING MAP AND THE TRUCK STOP FACILITY REGULATIONS. I HAVE REVIEWED THE PROJECT AND FOUND THAT THE PROPOSED TRUCK STOP FACILITY IS IN ACCORDANCE WITH THE ZONING MAP AND THE TRUCK STOP FACILITY REGULATIONS.

1/2/97
BY: [Signature]

200' NOTIFICATION

NOTE: THE PROPOSED TRUCK STOP FACILITY IS IN ACCORDANCE WITH THE ZONING MAP AND THE TRUCK STOP FACILITY REGULATIONS. I HAVE REVIEWED THE PROJECT AND FOUND THAT THE PROPOSED TRUCK STOP FACILITY IS IN ACCORDANCE WITH THE ZONING MAP AND THE TRUCK STOP FACILITY REGULATIONS.

200' LOT 11, N.C.B. 13804, TRUCK STOP FACILITY REGULATIONS



200' NOTIFICATION

LOT 12, N.C.B. 13804, TRUCK STOP FACILITY REGULATIONS



NO.	DATE	REVISION
1	01/02/97	ISSUE FOR PERMIT
2	01/02/97	ISSUE FOR PERMIT
3	01/02/97	ISSUE FOR PERMIT

ZONING MAP

PEACOCK HOSPITALITY INC.
LOT 11, N.C.B. 13804
SAN ANTONIO, TEXAS

RG Rosin Group, Inc.
Engineering & Project Management
15000 W. WOODBRIDGE DR. SUITE 100
DALLAS, TEXAS 75244