

AN ORDINANCE 2018-08-02-0574

**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.**

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**WHEREAS**, a public hearing was held after notice and publication 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 0.757 acres out of NCB 577 from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

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

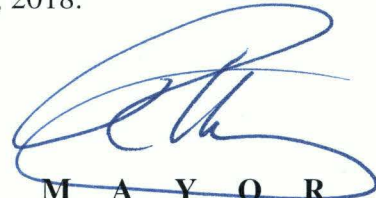
**SECTION 3.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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 August 12, 2018.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of August 2018.



**M A Y O R**  
**Ron Nirenberg**


**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-14 ( in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44 )						
<b>Date:</b>	08/02/2018						
<b>Time:</b>	02:11:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018217 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.757 acres out of NCB 577, located at 1602 East Houston Street. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
08/02/2018  
Item No. Z-14

# **EXHIBIT “A”**



2018217

**METES AND BOUNDS**

**TRACT 1**

Being 0.680 acres of land, more or less, and being all of Lots 1, 2, 3 and 5, New City Block 577 in the City of San Antonio, Bexar County, Texas, being that property conveyed as Tract 1 by Warranty Deed recorded in Volume 3848, Page 1, Official Public Records, Bexar County, Texas, said 0.680 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of this 0.680 acres, same being the northeast corner of said Lot 4 and on the South Right-of-Way line of E. Houston, same also being the northwest corner of Lot 5, N.C.B. 577 and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.680 acres and said Lot 5, South 00 degrees 11 minutes 04 seconds East, a distance of 181.80 feet to a point for the southeast corner of this 0.680 acres, same being the northeast corner of Tract 2, surveyed this same date;

**THENCE** along the line common to this 0.680 acres and said Tract 2, South 89 degrees 51 minutes 32 seconds West, a distance of 162.90 feet to a point for the southwest corner of this 0.680 acres, same being the northwest corner of said Tract 2 and on the East Right-of-Way line of N. Hackberry;

**THENCE** along the East Right-of-Way line of said N. Hackberry, North 00 degrees 11 minutes 04 seconds West, a distance of 181.80 feet to a point for the northwest corner of this 0.680 acres, same being at the intersection of the East Right-of-Way line of said N. Hackberry and the South Right-of-Way line of said E. Houston;

**THENCE** along the South Right-of-Way line of said E. Houston, North 89 degrees 51 minutes 32 seconds East, a distance of 162.90 feet to the **POINT OF BEGINNING** and containing 0.680 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.


  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
January 18, 2018



Exhibit "A"

Z2018217

METES AND BOUNDS

TRACT 2

Being 0.077 acres of land, more or less, out of Lot A-14, New City Block 577, and being that same property described as Tract 2 in the Warranty Deed recorded in Volume 3848, Page 1, Official Public Records, Bexar County, Texas, said 0.077 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 0.077 acres, same being the northwest corner of the Strong Foundation Tract (Volume 10493, Page 542) and on the East Right-of-Way line of said N. Hackberry, same also being the **POINT OF BEGINNING**;

**THENCE** along the East Right-of-Way line of said N. Hackberry, North 00 degrees 11 minutes 04 seconds West, a distance of 17.80 feet to a point for the northwest corner of this 0.077 acres, same being the southwest corner of Tract 1, surveyed this same date;

**THENCE** along the line common to this 0.077 acres and said Tract 1, North 89 degrees 51 minutes 32 seconds East, a distance of 162.90 feet to a point for the northeast corner of this 0.077 acres, same being on the West line of Lot 5, N.C.B. 577;

**THENCE** along the line common to this 0.077 acres and said Lot 5, South 00 degrees 11 minutes 04 seconds East, a distance of 23.63 feet to a point for the southeast corner of this 0.077 acres, same being the northeast corner of said Strong Tract;

**THENCE** along the line common to this 0.077 acres and said Strong Tract, North 88 degrees 05 minutes 31 seconds West, a distance of 163.01 feet to the **POINT OF BEGINNING** and containing 0.077 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.

*Mark J. Ewald*  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
January 18, 2018



Exhibit "A"

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Item No. Z-14

# EXHIBIT "B"



