

AN ORDINANCE 2017-12-07-0981

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 22.485 acres of land out of NCB 16587 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay 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. 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 December 17, 2017.

PASSED AND APPROVED this 7th day of December 2017.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-38						
Date:	12/07/2017						
Time:	04:46:45 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017293 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 22.485 acres of land out of NCB 16587, located in the 15300 block of Topperwein Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				
Clayton H. Perry	District 10		x			x	

SG/lj
10/19/2017
Item No. Z-38

Exhibit "A"

STATE OF TEXAS
COUNTY OF BEXAR

Field note description of a 22.485 acre tract of land out of the Jose Felipe Santiago Val Verde Survey No. 277, Abstract No. 782, New City Block 16587 in Bexar County, Texas. Said 22.485 acre tract of land being a portion of a called 135.84 acre tract of land as described in a deed to Ovaro Investments, LLC, recorded in Volume 17870, Page 2026 of the Official Public Records of Bexar County, Texas. Said 22.485 acre tract of land being particularly described by metes and bounds as follows:

COMMENCING at a iron rod found on the southeast right-of-way line of Nacogdoches Road for the northern most northwest corner of a called 135.84 acre tract of land as described in a deed to Ovaro Investments, LLC, recorded in Volume 17870, Page 2026 of the Official Public Records of Bexar County, Texas.

THENCE cutting into the aforesaid 135.84 acre tract of land the following three calls:

- 1) South 30° 40' 18" East, a distance of *12.71 feet to an angle point;
- 2) South 59° 08' 26" West, a distance of 577.52 feet to an angle point and
- 3) South 59° 11' 10" West, a distance of 561.05 feet to the point of **BEGINNING**.

THENCE with the northeastern line of this tract, South 82° 29' 26" East, a distance of 836.13 feet to a point for the northeast corner of this tract.

THENCE with the eastern line of this tract, South 06° 14' 43" West, a distance of 24.02 feet to the P.C. of a curve to the right.

THENCE with said curve to the right (whose radius is 265.00 feet, central angle is 53° 27' 10" and whose chord bears South 32° 58' 18" West, a distance of 238.36 feet) an arc distance of 247.23 feet to P.T. of the curve.

THENCE South 59° 41' 53" West, a distance of 193.47 feet to the P.C. of a curve to the left.

THENCE with said curve to the left (whose radius is 525.00 feet, central angle is 37° 12' 22" and whose chord bears South 41° 05' 42" West, a distance of 334.96 feet) an arc distance of 340.92 feet to P.T. of the curve..

THENCE South 22° 29' 31" West, a distance of 284.03 feet and South 59° 10' 23" West, a distance of 374.77 feet to the point of beginning of a non-tangent curve to the left.

THENCE with said curve to the left (whose radius is 310.00 feet, central angle is 30° 36' 32" and whose chord bears South 74° 45' 42" West, a distance of 163.65 feet) an arc distance of 165.61 feet to the P.T. of said curve..

THENCE South 59° 27' 26" West, a distance of 3.63 feet to a point for the south corner of this tract.

THENCE with the western line of this tract, North 30° 29' 45" West, a distance of 869.42 feet to a point for the northwest corner of this tract.

THENCE with the northern line of this tract, North 58° 50' 36" East, a distance of 273.54 feet and North 59° 11' 10" East, a distance of 569.61 feet to the **POINT OF BEGINNING**.

These field notes were prepared from an on the ground survey made under my direction and supervision in September 2017. Survey plat prepared this same date. Bearings are based on the Texas State Plane Coordinate System, Texas South Central Zone, NAD83.



J. D. Wilkie, Jr.
Digitally signed by Jerry Wilkie
DN: cn=Jerry Wilkie, o=JWD&S, LLC,
email=jw@jwd&s-llc.com,
c=US,
Date: 2017.10.26 13:16:26 -0500
Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor No. 4724