

ORDINANCE 2019-08-0615

**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 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 0.433 acres out of NCB 6509 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial 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.

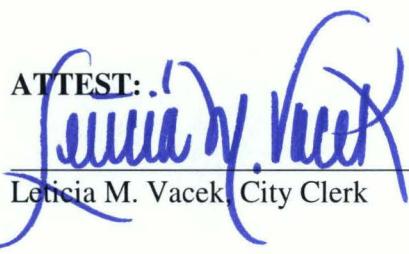
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective August 18<sup>th</sup> 2019.

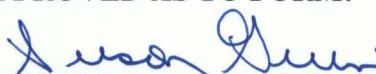
**PASSED AND APPROVED** this 8<sup>th</sup> day of August, 2019.



M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: 25, Z-2, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-13, Z-14, Z-18, Z-19, Z-20, Z-22 )</b>							
<b>Date:</b>	08/08/2019							
<b>Time:</b>	02:43:32 PM							
<b>Vote Type:</b>	Motion to Approve							
<b>Description:</b>	ZONING CASE Z-2019-10700126 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4344 acres out of NCB 6509, located at 334 and 338 Rockwood Court. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600035)							
<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					
Jada Andrews-Sullivan	District 2		x					
Rebecca Viagran	District 3		x			x		
Dr. Adriana Rocha Garcia	District 4		x					
Shirley Gonzales	District 5		x					
Melissa Cabello Havrda	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  
08/08/2019  
# Z-11

# **Exhibit “A”**

THIS FIELD NOTE DESCRIPTION IS MERELY A DESCRIPTION OF THE PROPERTY AS PER RECORDED PLAT AND DEED, AND DOES NOT REPRESENT AN ON THE GROUND SURVEY. THE BOUNDARY MAY VARY FROM THIS DESCRIPTION.

FIELD NOTE DESCRIPTION FOR A 0.433 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN BEXAR COUNTY, TEXAS, AND BEING OUT OF ALL OF LOT 19 AND A PORTION OF LOTS 9, 10 AND 20, BLOCK 10, NEW CITY BLOCK 6509, ROSE TERRACE ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE 43, PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO ELOISA DE LOS SANTOS FOR LIFE, WITH REMAINDER TO FREDERICK R. DE LOS SANTOS IN A DEED RECORDED IN DOCUMENT NO. 20160110462, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point on the south right-of-way line of Rockwood Court for the northwest corner of Lot 19 of the above-referenced subdivision, and the northeast corner of Lot 18, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south right-of-way line of Rockwood Court and the north line of this tract 89°59'00" East, a distance of 83.96 feet to a point on the south right-of-way line of Rockwood Court its intersection with the west right-of-way line of South Hackberry Street for the northeast corner of this tract;

THENCE with the west right-of-way line of South Hackberry Street and the west line of this tract South 00°00'30" West, a distance of 279.56 feet to a point on the west right-of-way line at its intersection with the northeast right-of-way line of Interstate 37 for the south corner of this tract;

THENCE with the northeast right-of-way line Interstate 37 and the southwest line of this tract North 37°29'10" West, a distance of 137.98 feet to a point for the southwest corner of this tract;

THENCE with the west line of this tract North 00°01'00" East, a distance of 170.10 feet to the POINT OF BEGINNING, containing 0.433 acres of land, more or less.

CELCO Surveying  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Firm Registration No. 10193975



BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
June 21, 2019  
2019-0606

Exhibit "A"