

AN ORDINANCE 2018-01-18-0051

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 4.099 acres out of NCB 11140 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" 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.

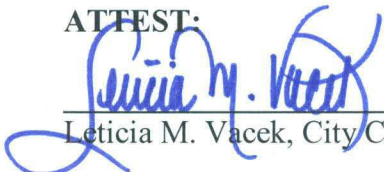
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective January 28, 2018.

PASSED AND APPROVED this 18th day of January 2018.



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-27 (in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46)						
Date:	01/18/2018						
Time:	02:15:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018029 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.099 acres out of NCB 11140, located at 1331 West Chavaneaux 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			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
01/18/2018
Item No. Z-27

Exhibit “A”

7201 8029

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099
TEXAS REGISTERED SURVEYING FIRM F-10024000

FIELD NOTES FOR A 4.099 ACRE TRACT OF LAND

A 4.099 ACRE TRACT OF LAND, OUT OF THE DOMINGO BUSTILLOS SURVEY NO. 31, ABSTRACT NO. 44, NOW IN NEW CITY BLOCK 11140 AND BEING A PORTION OF A CALLED 16.23 ACRE TRACT OF LAND AS CONVEYED TO HARLANDALE HOUSING CORP., OF RECORD IN VOLUME 15878 PAGE 1495 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 4.099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1" iron pipe in the east right-of-way line of South Zarzamora St., in the southerly line of Block 38 of the Mayfield Park Subdivision of record in Volume 980 Page 94 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of a called 7.425 acre tract of land as conveyed to Rio Zarzamora, LLC., of record in Volume 18642 Page 2470 of the Official Public Records of Bexar County, Texas, the northwest corner of said 16.23 acre tract and the tract described herein;

THENCE: N 89° 34' 07" E, departing the east right-of-way line of South Zarzamora St., and along and with the north line of said 16.23 acre tract and the south line of said Block 38, a distance of **302.83 feet** to a point for the northeast corner of the tract described herein, from which a found 3" fence post for the northeast corner of said 16.23 acre tract bears, N 89° 34' 07" E, a distance of 899.87 feet;

THENCE: S 00° 21' 53" E, into and across said 16.23 acre tract, a distance of **589.71 feet** to a point in the north right-of-way line of Chavaneaux Rd., the south line of said 16.23 acre tract and for the southeast corner of the tract described herein, from which a found ½" iron rod in the east line of said 16.23 acre tract, the north right-of-way line of Chavaneaux Rd. and for the southwest corner of a called 6.1964 acre tract of land as conveyed to ADP Properties Ltd., of record in Volume 9062 Page 1177 of the Official Public Records of Bexar County, Texas bears, N 89° 35' 31" E, a distance of 894.10 feet and N 00° 11' 43" E, a distance of 10.00 feet;

THENCE: S 89° 35' 31" W, along and with the north right-of-way line of Chavaneaux Rd. and the south line of said 16.23 acre tract, a distance of **302.83 feet** to a point at the intersection of the north right-of-way line of Chavaneaux Rd. and the east right-of-way line of South Zarzamora St., for the southwest corner of said 16.23 acre tract and the tract described herein, from which a found Texas Department of Transportation right-of-way marker in the north right-of-way line of Loop 410 and for the southwest corner of a called 0.0013 acre Right-Of-Way Dedication as shown on the Replat of R.L. Cooper Property Subdivision of record in Volume 9576 Page 47 of the Deed and Plat Records of Bexar County, Texas bears, S 18° 37' 39" E, a distance of 160.24 feet;

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THENCE: N 00° 21' 53" W, along and with the east right-of-way line of South Zarzamora St. and the west line of said 16.23 acre tract, a distance of **589.59 feet** to the **POINT OF BEGINNING** and containing **4.099 acres** of land, situated in Bexar County, Texas.

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Job # 17-4104 4.099 Acres
Date: October 31, 2017

Exhibit "A"