

AN ORDINANCE 2017-04-20-0276

**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 0.830 acres out of NCB 10937, located in the 800 block of Hot Wells Boulevard from "RM-4 AHOD" Residential Mixed 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 the 30<sup>th</sup> day of April 2017.

**PASSED AND APPROVED** this 20<sup>th</sup> day of April 2017.

  
M A Y O R  
Ivy R. Taylor

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
Andrew Segovia, City Attorney  
For

<b>Agenda Item:</b>	Z-5 ( in consent vote: 27, 28, Z-1, Z-2, P-1, Z-3, P-2, P-3, Z-5, Z-6, P-4, Z-7, P-5, Z-8, P-6, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14 )						
<b>Date:</b>	04/20/2017						
<b>Time:</b>	02:04:34 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017076 (Council District 3): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.830 acres out of NCB 10937, located in the 800 block of Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17026)						
<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>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

72017076

**METES AND BOUNDS**

Being 0.830 acres of land, more or less, out of the Thatcher Survey No. 24, County Block 5155, Bexar County, Texas, and being out of and a part of Lot 13, Block 5, New City Block 10937, Mont Calm Section 2, according to the map or plat thereof recorded in Volume 642, Page 143, Deed and Plat Records, Bexar County, Texas, said 0.830 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found for the southwest corner of this 0.830 acres, same being the southwest corner of said Lot 13 and the southeast corner of Lot 12, same also being on the North Right-of-Way line of Hot Wells Boulevard and the **POINT OF BEGINNING**;

**THENCE** along the common line to this 0.830 acres and said Lot 12, North 00 degrees 11 minutes 25 seconds East, a distance of 324.16 feet (called 324.50 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.830 acre tract, same being the northeast corner said Lot 12 and the southeast corner of Lot 21, same also being the southwest corner of Lot 20;

**THENCE** along the line common this 0.830 acres and said Lot 20, North 90 degrees 00 minutes 00 seconds East, a distance of 134.35 (called 134.24 feet) to a point for the northeast corner of this 0.830 acres, from which the center of a metal fence post bears North 52 degrees 27 minutes 36 seconds East, 0.46 feet, said point also being the southeast corner of said Lot 20 and the southwest corner of Lot 19, same also being the northwest corner of Lot 14;

**THENCE** along the line common to this 0.830 acres and said Lot 14, South 00 degrees 11 minutes 25 seconds West, a distance of 170.05 feet to a point for a corner of this 0.830 acres, from which the center of a metal fence post bears South 89 degrees 24 minutes 41 seconds West, 0.53 feet, said point also being the northeast corner of the Gerson Maurico Amaya, et al 0.170 acre tract (Volume 17262, Page 1653);

**THENCE** along the common line to this 0.830 acre and said Amaya 0.170 acre tract the following courses and distances:

South 89 degrees 24 minutes 41 seconds West (called South 89 degrees 18 minutes 43 seconds West), a distance of 48.12 feet (called 48.27 feet) to a metal fence post found for the northwest corner of said 0.170 acre tract, same being an interior corner of this 0.830 acres;

South 00 degrees 07 minutes 21 seconds West (called South 00 degrees 05 minutes 37 seconds East), at a distance of 153.27 feet pass the center of a metal fence post, and continuing for a total distance of 153.61 feet (called 153.57 feet) to a point for the southwest corner of said 0.170 acres, same being the South corner of this 0.830 acres and on the North Right-of-Way line of Hot Wells Boulevard;

**THENCE** along the North Right-of-Way line of Hot Wells Boulevard, North 90 degrees 00 minutes 00 seconds West (bearing basis), a distance of 86.41 feet to the **POINT OF BEGINNING**, and containing 0.830 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.


  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
December 16, 2016



Exhibit "A"