

ORDINANCE 2019-12-05-1014

**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 18.007 acres out of NCB 16551 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-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.

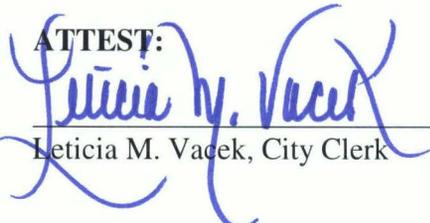
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

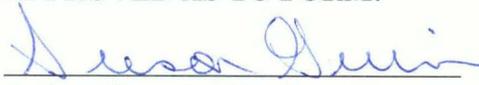
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective December 15, 2019.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

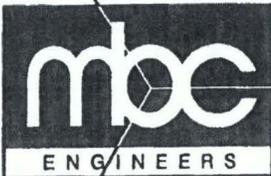
**APPROVED AS TO FORM:**  
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-14 ( in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24 )
<b>Date:</b>	12/05/2019
<b>Time:</b>	02:16:27 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700276 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600077)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
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				
Clayton H. Perry	District 10		x				

SG/lj  
12/05/2019  
# Z-14

# EXHIBIT "A"



**MACINA • BOSE • COPELAND and ASSOCIATES, INC**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463  
www.mbcengineers.com

Z-2019-10700276  
PA-2019-11600077

**METES AND BOUNDS DESCRIPTION OF**

A 18.007 ACRE (784,383 SQUARE FEET) TRACT OF LAND SITUATED IN THE LUKE BUST SURVEY ABSTRACT 45, BLOCK 63, SECTION NUMBER 63, BEXAR COUNTY, TEXAS; BEING IN NEW CITY BLOCK 16551, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A CALLED 41.905 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 17903, PAGE 1228, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 18.007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch Iron Rod Found on the Westerly right of way line of F.M. Loop 1604, a variable width public right of way, and marking the most Northerly corner of a 11.827 Acre Tract, described in Warranty Deed with Vendor's Lien recorded in Volume 2757, Page 215, Official Public Records, Bexar County, Texas;

**THENCE** S 15° 17' 45" W a distance of 1330.31 feet, departing the Westerly right of way line of said F.M. Loop 1604 to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the Northeasterly corner of Gates of heaven Memorial Gardens, created by plat recorded in Volume 4900, Page 228, Deed and Plat Records, Bexar County, Texas;

**THENCE** N 74° 25' 18" W a distance of 378.14 feet, along the Northerly boundary line of said Gates of Heaven Memorial Gardens, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, bearing S 74° 25' 18" E a distance of 709.50 feet from a 1/2-inch Iron Rod Found on the Easterly boundary line of a 9.508 Acre Tract of land described in Warranty Deed recorded in Volume 2361, Page 1660, Official Public Records, Bexar County, Texas and being the Northwesterly corner of said Gates of Heaven Memorial Gardens;

**THENCE** departing the Northerly boundary line of said Gates of Heaven Memorial Gardens, across said 41.905 Acre Tract, the following calls:

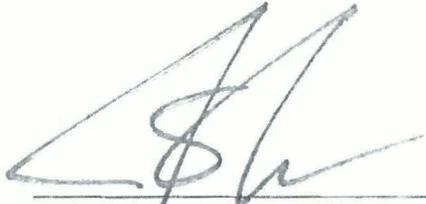
N 12° 28' 50" W a distance of 355.92 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 15° 17' 45" E a distance of 1190.96 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 74° 41' 12" E a distance of 442.46 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Westerly right of way line of said F.M. Loop 1604 and bearing S 14° 30' 21" E a distance of 10.01 from a Concrete Monument;

THENCE S 14° 30' 21" E a distance of 204.30 feet, along the Westerly right of way line of said F.M. Loop 1604 to the **POINT OF BEGINNING** and containing 18.007 Acres of land more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: October 10, 2019  
Job No: 32472-1971