

AN ORDINANCE 2018-02-15-0121

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 2.051 acres out of NCB 379 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor 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 February 25, 2018.

**PASSED AND APPROVED** this 15<sup>th</sup> day of February 2018.

**FOR 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-4</b>						
<b>Date:</b>	02/15/2018						
<b>Time:</b>	02:25:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018053 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District on 2.051 acres out of NCB 379, located on the corner of West Cypress Street and North Main Avenue. Staff and Zoning Commission recommend Approval.						
<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			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  
02/15/2018  
Item No. Z-4

# **Exhibit “A”**



Z2018053



1.281 & 0.770 Acres  
(55,796 & 33,559 Sq. Ft.)  
2223-10670\_EX2.dwg

Fn. No. 2223-10670-2  
November 27, 2017  
JOB NO. 2223-10670

### Metes and Bounds Description

#### PART 1

Being a 1.281 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being that certain tract of land conveyed to Floresville/181 Lessee Incorporated by deed of record in Volume 13411, page 2042 of the Real Property Records of Bexar County, Texas; said 1.281 acres being lots 7-12, Block 9, NCB 379; said 1.281 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone:

**Beginning**, at a set ½ inch iron rod with bpi cap located at the intersection of the easterly Right-of-way line of Howard (55.6' R.O.W.) and the southerly Right-Of-Way line of Cypress (55.6' R.O.W.), being the northwesterly corner of said Lot 7, Block 9, NCB 379;

Thence, N 89° 33' 10" E, along the southerly Right-Of-Way line of Cypress, a distance of 348.57 feet to a set ½ inch iron rod with bpi cap located at the intersection of the southerly Right-Of-Way line of Cypress and the westerly Right-Of-Way line N. Main (55.6' R.O.W.);

Thence, S 00° 33' 10" E, along the westerly Right-Of-Way line of N. Main, a distance of 160.01 feet to a found PK nail marking the southeasterly corner of said Lot 12, Block 9, NCB 379;

Thence, S 89° 33' 39" W, leaving the westerly Right-Of-Way line N. Main, along the southerly lines of said Lots 7-12, Block 9, NCB 379, a distance of 348.90 feet to a set ½ inch iron rod with bpi cap located in the easterly Right-Of-Way line of Howard St.;

Thence, N 00° 24' 09" W, along the easterly Right-Of-Way line of Howard St., a distance of 159.97 feet to the **Point of Beginning**, containing an area of 1.281 acres (55,796 sq. ft.) of land, more or less.

Exhibit "A"

Z2018053

**PART 2**

Being a 0.770 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being that certain tract of land conveyed to Floresville/181 Lessee Incorporated by deed of record in Volume 13411, page 2042 of the Real Property Records of Bexar County, Texas; said 0.770 acres being a portion of Lot 3 and all of lots 4-6, Block 9, NCB 379; said 0.770 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone:

**Beginning**, at a found ½ inch iron rod located at the intersection of the easterly Right-of-way line of Howard St. (55.6' R.O.W.) and the northerly right-of-way line of Poplar St. (55.6' R.O.W.) for the southwesterly corner hereof;

Thence, N 00° 48' 34" W, along the easterly Right-Of-Way line of Howard St., a distance of 160.44 feet to a set ½ inch iron rod with bpi cap marking the northwesterly corner of said Lot 6, Block 9, NCB 379;

Thence, N 89° 42' 36" E, leaving the easterly Right-Of-Way line of Howard St., along the northerly lines of said Lots 3, 4, 5 and 6, Block 9, NCB 379, a distance of 209.45 feet to a found ½ inch iron rod;

Thence, S 00° 39' 50" E, into and across said Lot 3, Block 9, NCB 379, a distance of 160.32 feet to a found ½ inch iron rod located in the northerly Right-Of-Way line of Poplar St.;

Thence, S 89° 40' 35" W, along the northerly Right-Of-Way line of Poplar St., a distance of 209.04 feet to the **Point of Beginning**, containing an area of 0.770 acres (33,559 sq. ft.) of land, more or less.

"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: Survey plat of even date to accompany this Field Note Description.



Alberto Jonathan Perez  
Registered Professional Land Surveyor  
Texas Registration Number 6572  
Stantec Consulting Services, Inc.  
70 NE Loop 410, Suite 1100  
San Antonio, Texas 78216  
210/525-9090  
TBPLS Firm No.: 10194228

11/27/2017  
DATE



Exhibit "A"