

AN ORDINANCE 2017-02-09-0090

**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 6.86 acres out of NCB 13663 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-5" Residential Single-Family District, and "C-2" Commercial District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3" General Commercial District.

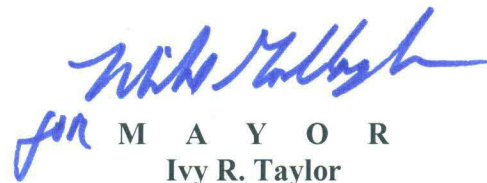
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 19th day of February 2017.

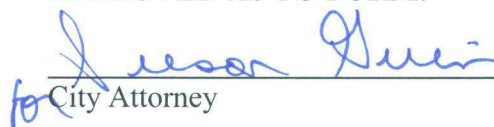
PASSED AND APPROVED this 9th day of February 2017.


for M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for City Attorney

Agenda Item:	Z-12 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-6, P-4, Z-8, Z-9, P-5, Z-10, P-6, Z-11, Z-12, P-7, Z-13, Z-14, Z-16)						
Date:	02/09/2017						
Time:	02:12:24 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017036 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-5" Residential Single-Family District, and "C-2" Commercial District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3" General Commercial District on 6.86 acres out of NCB 13663, located in the 8500 Block of Fredericksburg Road at Hamilton Wolfe. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		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			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



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MACINA • BOSE • COPELAND and ASSOCIATES, INC
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TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
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LEGAL DESCRIPTION
6.86 ACRE TRACT

BEING A 6.86 ACRE (298,641 SQUARE FEET +/-) TRACT OF LAND BEING A PORTION OF A 35.71 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 4699, PAGE 321, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR, COUNTY, TEXAS, AND ALL OF LOT 14, NEW CITY BLOCK 13663, ICHABOD SUBDIVISION, UNIT-1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7800, PAGE 239, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT Concrete Monument Found on the West Right-of-Way line of Fredericksburg Road at the South end of the cutback line to the South line of Hamilton Wolfe Road;

THENCE S 13°56'27" E a distance of 370.70 feet along and with the West Right-of-Way line of Fredericksburg Road to a TXDOT Aluminum Disc Found at the North end cutback Line of the Northwest Right-of-Way line of Wurzbach Road;

THENCE S 12°06'18" W a distance of 89.08 feet along said cutback line to a 1/2-Inch Iron Rod Found;

THENCE S 39°08'03" W a distance of 90.15 feet along and with the Northwest Right-of-Way line of Wurzbach Road to a 1/2-Inch Iron Rod with cap stamped "MBC" Set for the point of curvature of a curve to the left;

THENCE Along said curve to the left having the following parameters: Radius = 2907.79 feet, Arc Length = 233.24 feet, Chord Bearing = S 36°50'11" W and a Chord Distance = 233.17 feet to an "X" Set marking the Eastern most corner of Lot 26, New City Block 13663, San Antonio Medical foundation, According to Plat thereof recorded in Volume 9527, Page 222, of the Deed and Plat Records of Bexar County, Texas, and the Southernmost corner of this tract;

THENCE N 65°13'46" E a distance of 140.14 feet departing the West Right-of-Way line of Fredericksburg Road along and with the North line of said Lot 26, New City Block 13663, to a 60D Nail Found for the point of curvature of a curve to the left;

THENCE Along said curve to the left having the following parameters: Radius = 875.00 feet, Arc Length = 185.94 feet, Chord bearing = N 71°19'30" W and a Chord Distance = 185.59 feet to a 1/2" Iron Rod Found on the Curved East Right-of-Way line of Tom Slick;

THENCE along said curve to the left along and with the East Right-of-Way line of said Tom Slick, having the following parameters: Radius = 460.00 feet, Arc Length = 196.54 feet, Chord bearing = N 06°38'31" E and a Chord Distance = 195.05 feet to a 1/2" Iron Rod with cap stamped "MBC" Set;

THENCE N 05°35'52" W a distance of 382.16 feet to a 1/2-Inch Iron Rod Found for the point of curvature of a curve to the right;

THENCE along said curve to the right having the following parameters: Radius = 6.00 feet, Arc Length = 9.42 feet, Chord bearing = N 39°24'08" E and a Chord Distance = 8.49 feet to a 1/2" Iron Rod with cap stamped "MBC" Set on the South Right-of-Way line of Hamilton-Wolfe;

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THENCE N 84°24'08" E a distance of 391.60 feet along and with the South Right-of-Way line of Hamilton-Wolfe to the **POINT OF BEGINNING** and containing 6.86 Acres of land, (298,641 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

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

I, Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.



A handwritten signature in black ink, appearing to be "J. Johnson", written over a horizontal line.

Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION #10011700

31464-1073

May 12, 2016

Z2017036

