

AN ORDINANCE 2018-09-20-0769

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 the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

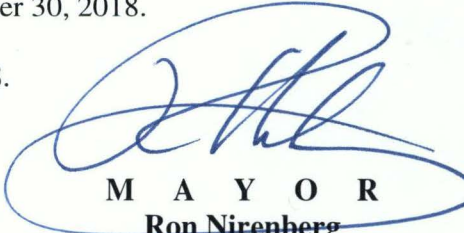
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

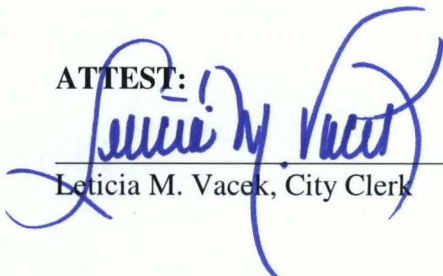
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

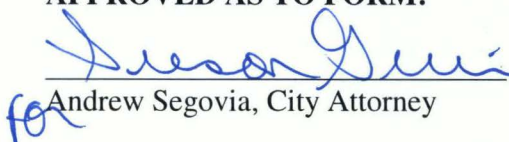
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective September 30, 2018.

**PASSED AND APPROVED** this 20<sup>th</sup> day of September 2018.

  
**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-18 ( in consent vote: Z-1, Z-3, Z-4, Z-5, Z-8, Z-10, Z-13, Z-14, P-3, Z-15, P-4, Z-18, Z-20 )</b>						
<b>Date:</b>	09/20/2018						
<b>Time:</b>	02:07:21 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018249 (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Airport Hazard Overlay District on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)						
<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				
Manny Pelaez	District 8	x					
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
09/20/2018  
Item No. # Z-18

# **EXHIBIT “A”**



410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX: 830.625.8556  
TBPLS FIRM 10153600

Z2018249

METES AND BOUNDS DESCRIPTION  
FOR A  
LOT 3A AND LOT 3B, WOODLAWN HILLS

Being 0.274 Part of the Lot 3A and 0.068 Part of Lot 3B, Block H, New City Block 8358, Woodlawn Hills, recorded in Volume 642, Pages 152-153, Deed and Plat Records, Bexar County, Texas, Part of Lot 3A further described in 2179, Page 362, Official Public Records, Bexar County, Texas and Part of Lot 3B further described in Volume 2850, Page 1062, Official Public Records, Bexar County, Texas, Part Lot 3A and Part of Lot 3B being more particularly described as follows:

**LOT 3A**

BEGINNING at an "X" cut in concrete found for the South corner of Lot 3A, Block "H", as shown on plat of Woodlawn Hills, recorded in Deed and Plat Records, Bexar County, Texas, also being in the Northwesterly line of a called 0.811 acre Tract 4, Woodlawn Hills, plat of which is recorded in Volume 642, Pages 152-153, Deed and Plat Records, Bexar County, further described in Volume 1933, Page 629, Official Public Records, Bexar County, Texas and being in the Northeasterly right-of-way line of Bandera Road (Variable width right-of-way);

THENCE along the said Northeasterly right-of-way of Bandera Road, common with the Southwesterly line of the herein described Lot 3A, N 50°15'52" W a distance of 60.11 feet to an "X" cut in concrete set for the West corner of the herein described Lot 3A, and being in the Southeasterly line of Lot 59, Vacating and Resubdivision Woodlawn Hills, plat of which is recorded in Volume 9000, page 183, Deed and Plat Records, Bexar County, Texas,;

THENCE departing said right-of-way, N 30°26'19" E, a distance of 201.00 feet to a point for the North corner of the herein described Lot 3A and being the West corner of a portion of Lot 3B, further described in Volume 2850, Page 1062, Official Public Records, Bexar County, Texas, from which a chain link fence corner bears S 07°13'44" E a distance of 1.19 feet

THENCE along the Northeasterly line of the herein described Lot 3A, common with the Southwesterly line of said portion of Lot 3B, S 49°45'12" E a distance of 60.43 feet to a 1/2" iron pin (with cap stamped "HMT") set for the East corner of the herein described Lot 3A, common with the South corner of said Part of Lot 3B and being in the Northwesterly line of the aforementioned 0.811 acre Tract 4;

THENCE along the Southeasterly line of the herein described Part of Lot 3A, common with the Northwesterly line of said 0.811 acre Tract 4, S 30°30'08" W a distance of 200.42 feet to the POINT OF BEGINNING and containing 0.274 acre of land in Bexar County, Texas.

**LOT 3B**

COMMENCING at an "X" cut in concrete found for the South corner of Lot 3A, Block "H", as shown on plat of Woodlawn Hills, recorded in Volume 642, Pages 152-153, Deed and Plat Records, Bexar County, Texas, also being the West corner of a called 0.811 acre Tract 4, Woodlawn Hills, plat of which is recorded in Volume 642, Pages 152-153, Deed and Plat Records, Bexar County, further described in Volume 1933, Page 629, Official Public Records, Bexar County, Texas and being in the Northeasterly right-of-way line of Bandera Road (Variable width right-of-way);

Exhibit "A"

THENCE departing said right-of-way and along the Southeasterly line of the herein described Lot 3A, common with the Northwesterly line of said 0.811 acre Tract 4, N 30°30'08" E a distance of a distance of 200.42 feet to a 1/2" iron pin (with cap stamped "HMT") set for the East corner of the herein described Lot 3A, common with the South corner and the POINT OF BEGINNING of the herein described Part of Lot 3A;

THENCE along the Northeasterly line of the herein described Lot 3A, common with the Southwesterly line of said Part of Lot 3B, N 49°45'12"W a distance of 60.43 feet to a point or the East corner of the herein described Lot 3A, common with the South corner of the remainder of Lot 3B and being recorded in Volume 4845, Page 712, Official Public Records, Bexar County, Texas from which a chain link fence corner bears S 07°13'44" E a distance of 1.19 feet;

THENCE along the Northwesterly line of said Part of Lot 3B and being in the Southeasterly line of Remainder of Lot 3B, N 30°26'19" E a distance of 50.00 feet to a point for the North corner of the herein described Part of Lot 3B and being in the Southwesterly line of Lot 51, Woodlawn Hills, recorded in Volume 4400, Page 204, Deed and Plat Records, Bexar County, Texas from which a 2" metal pipe post found bears S 24°29'23" E a distance of 2.44 feet;

THENCE along the Northeasterly line of the herein described Part of Lot 3B common with the Southwesterly line of said Lot 51, S49°46'59" E a distance of 60.48 feet to a 0.3 feet diameter for the East corner of the herein described Part of Lot 3B and the South corner of said Lot 51 and being in the Northwesterly line of the aforementioned 0.811 acre Tract 4;

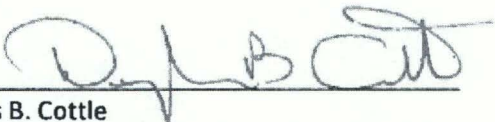
THENCE along the Southeasterly line of the herein described Lot 3A, common with the Northwesterly line of said 0.811 acre Tract 4, S 30°30'08" W a distance of 50.02 feet to the POINT OF BEGINNING and containing 0.068 acre of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed this the 28th day of June, 2018.

Revised: September 20, 2018 New City Block 8358

Reference survey of said 0.274 acre Part of Lot 3A and 0.068 acre Part of Lot 3B tract of land prepared this same date.

  
Douglas B. Cottle  
Registered Professional Land Surveyor No. 6149



S:\Projects\Title Surveys\NCB 8358 - Bexar County\Blk H Lot E - 1278 Bandera Rd\18-0273 Imprv\NCB 038 LOT 3A-3B MB\_1278 Bandera Rd.docx

Exhibit "A"