

AN ORDINANCE 2017-12-07-0949

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 0.1490 acres out of NCB 9736 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Boutique and a Duplex.

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. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

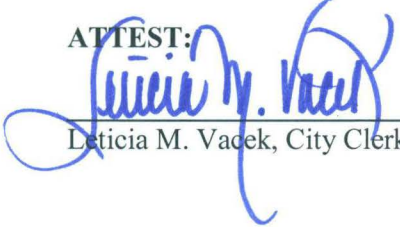
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

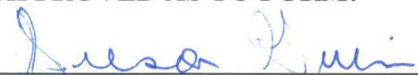
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective December 17, 2017.

PASSED AND APPROVED this 7th day of December 2017.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-7 (in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39)						
Date:	12/07/2017						
Time:	04:12:59 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017236 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Boutique and a Duplex on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17071)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			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				
Clayton H. Perry	District 10		x				x

SG/lj
12/07/2017
Item No. Z-7

Exhibit "A"

METES AND BOUNDS

Being 0.149 acres of land, more or less, consisting of all of Lot 13, Block 12, New City Block 9736, Rancho Blanco Subdivision Unit 2, situated in the City of San Antonio, Bexar County, Texas according to map or plat thereof recorded in Volume 2805, Page 75, Deed and Plat Records, Bexar County, Texas, **SAVE AND EXCEPT** that 0.004 acres conveyed to the City of San Antonio described in a Special Warranty Deed recorded in Volume 15812, Page 1934, Official Public Records, Bexar County, Texas, said 0.149 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of Lot 11, same being the northwest corner of Lot 12 and on the South Right-of-Way line of Hermine Blvd., same also being the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Hermine Blvd., South 89 degrees 43 minutes 27 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod set for the northwest corner of this 0.149 acres, same being the northwest corner of said Lot 13 and the northeast corner of said Lot 12, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Hermine Blvd., id Lot 12, South 89 degrees 43 minutes 27 seconds East, a distance of 30.00 feet to a 1/2 inch iron rod set for the upper northeast corner of this 0.149 acres, same being point of curvature of a curve to the right on the West Right-of-Way line of Blanco Rd.;

THENCE along the West Right-of-Way line of said Blanco Rd. the following courses and distances:

Along said curve to the right having a radius of 30.00 feet, an arc length of 35.63 feet, a chord distance of 33.57, a chord bearing of South 55 degrees 42 minutes 15 seconds East, and a delta angle of 68 degrees 02 minutes 23 seconds to a 1/2 inch iron rod set for the lower northeast corner of this 0.149 acres, same being the northwest corner of said City of San Antonio 0.004 acres;

South 00 degrees 11 minutes 40 seconds West, a distance of 95.93 feet (called 96.22 feet) to a 1/2 inch iron rod set for the southeast corner of this 0.149 acres, same being the southwest corner of said City of San Antonio 0.004 acres and on the South line of said Lot 13, same also being the northeast corner of the Jose Engler Zapata 0.6378 acres (Volume 13751, Page 149);

THENCE along the line common to this 0.149 acres and said Zapata 0.6378 acres, North 89 degrees 43 minutes 27 seconds West, a distance of 57.53 feet to a 1/2 inch iron rod found for the southwest corner of this 0.149 acres, same being the southwest corner of said Lot 13 and the southeast corner of said Lot 12;

THENCE along the line common to this 0.149 acres and said Lot 12, North 00 degrees 03 minutes 47 seconds East, a distance of 114.71 feet to the **POINT OF BEGINNING**, and containing 0.149 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
August 31, 2017



Exhibit "A"

SG/lj
12/07/2017
Item No. Z-7

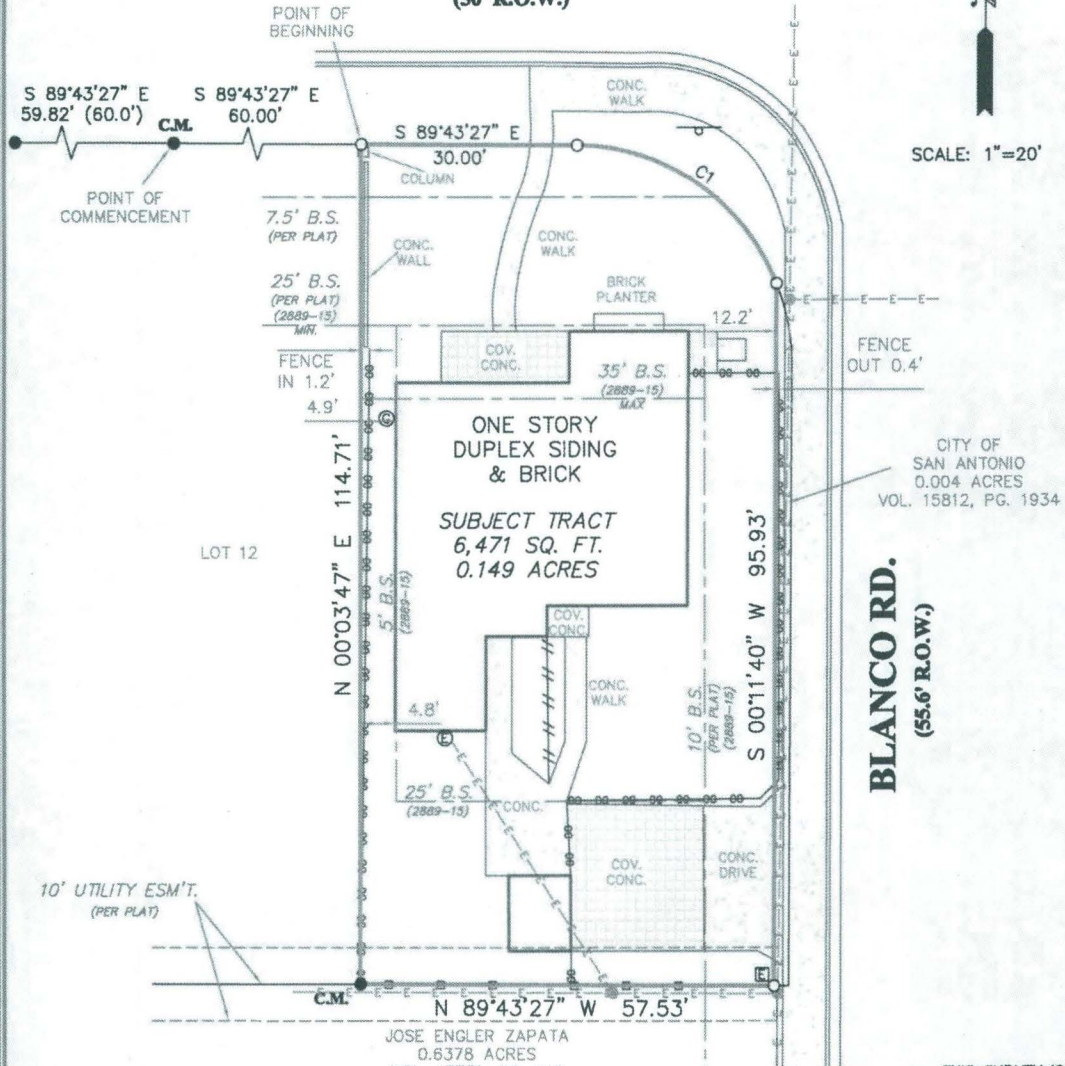
Exhibit “B”

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	35.63'	33.57'	S 55°42'15" E	68°02'23"

NOTE:
 ASSUMED BEARING BASIS (N 27°30'11" W 129.65')
 BEING THE THEORETICAL LINE BETWEEN THE NW CORNER
 OF LOT 12, AND THE SW CORNER OF LOT 13.

Z2017236

HERMINE BLVD.
 (50' R.O.W.)



CITY OF
 SAN ANTONIO
 0.004 ACRES
 VOL. 15812, PG. 1934

BLANCO RD.
 (55.6' R.O.W.)

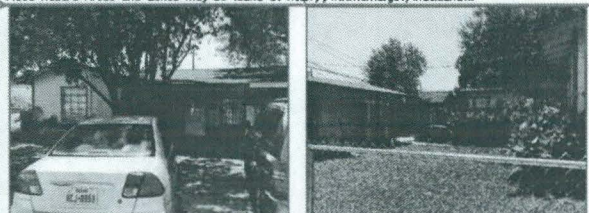
JOSE ENGLER ZAPATA
 0.6378 ACRES
 VOL. 13751, PG. 149

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
 AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 2805, PG. 75, DEED AND
 PLAT RECORDS, AND VOL. 2889, PG. 15, DEED RECORDS OF BEXAR COUNTY, TEXAS.
 NOTE:
 BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:

Exhibit "B"

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0385 C, which is Dated 09-29-2010. By relying on that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
 802 HERMINE BLVD.
Property Description:
 Being 0.149 acres of land, more or less, consisting of all of Lot 13, Block 12, New City Block 9736, Rancho Blanco Subdivision Unit 2, situated in the City of San Antonio, Bexar County, Texas according to map or plat thereof recorded in Volume 2805, Page 75, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that 0.004 acres conveyed to the City of San Antonio described in a Special Warranty Deed recorded in Volume 15812, Page 1934, Official Public Records, Bexar County, Texas, said 0.149 acres being more particularly described by metes and bounds attached hereto.
Owner:
 FLORESTELA SANTOS AND GERARDO SANTOS

FIRM REGISTRATION NO.
 1011700

Westar Alamo
 LAND SURVEYORS, LLC.
 P.O. BOX 1036 HELOTES, TEXAS 78023-1036
 PHONE (210) 372-9900 FAX (210) 372-9999

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = CONTROLLING MONUMENT
 - = WOOD FENCE
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = SIGN
 - = ELECTRIC BOX
 - = ELECTRIC METER
 - = GAS METER
 - = CHAIN LINK FENCE
- DRAWN BY: JW



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095