

AN ORDINANCE 2019-04-04-0286

**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 0.154 acres out of NCB 9843 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Light Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units.

**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.

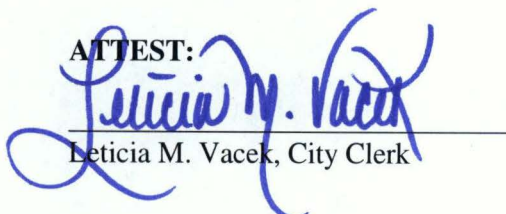
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

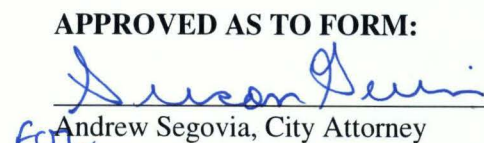
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective April 14, 2019.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 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>	<b>Z-3 ( in consent vote: P-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, P-3, Z-12, Z-13 )</b>						
<b>Date:</b>	04/04/2019						
<b>Time:</b>	02:07:47 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700017 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Light Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on 0.154 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)						
<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				
Art A. Hall	District 2		x			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  
04/04/2019  
Item No. Z-3

# **EXHIBIT “A”**



Z-2019-10700017

**METES AND BOUNDS DESCRIPTION  
FOR A 0.154 ACRE TRACT OF LAND**

February 4, 2019

Being a 0.154 acre tract of land, more or less, consisting of Lot 21, Block 11, New City Block 9843, of the Rancho Blanco Subdivision, Unit 2, recorded in Vol. 2805, Pg. 75, Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a ½" iron rod found along the north Right-of-Way line of Hermine Blvd. (50' width) and the southeast corner of Lot 22, recorded in the same subdivision for the southwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE:** North 00°00'59" East, departing the south common corner of said Lot 22 and this tract, a distance of 115.30 feet to a chain-link fence post for the northwest corner of this tract;

**THENCE:** South 89°42'58" East, a distance of 59.97 feet to a ½" iron rod set along the west line of Blanco Rd. (variable width R.O.W.) for the northeast corner of this tract;

**THENCE:** South 00°00'00" East, a distance of 85.00 feet to a set "X" in concrete for a corner of this tract and the point of curvature of a curve to the right;

**THENCE:** along a curve to the right with a radius of 30.00 feet and a chord bearing of South 45°00'00" West, a chord distance of 42.43 feet and an overall arc length of 47.12 feet, to a set "X" in concrete, along the north line of said Hermine Blvd. for the point of tangency and a corner of this tract;

**THENCE:** South 90°00'00" West, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.154 of an acre of land, more or less, according to a survey made on the ground;

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.

Registration No. 5464

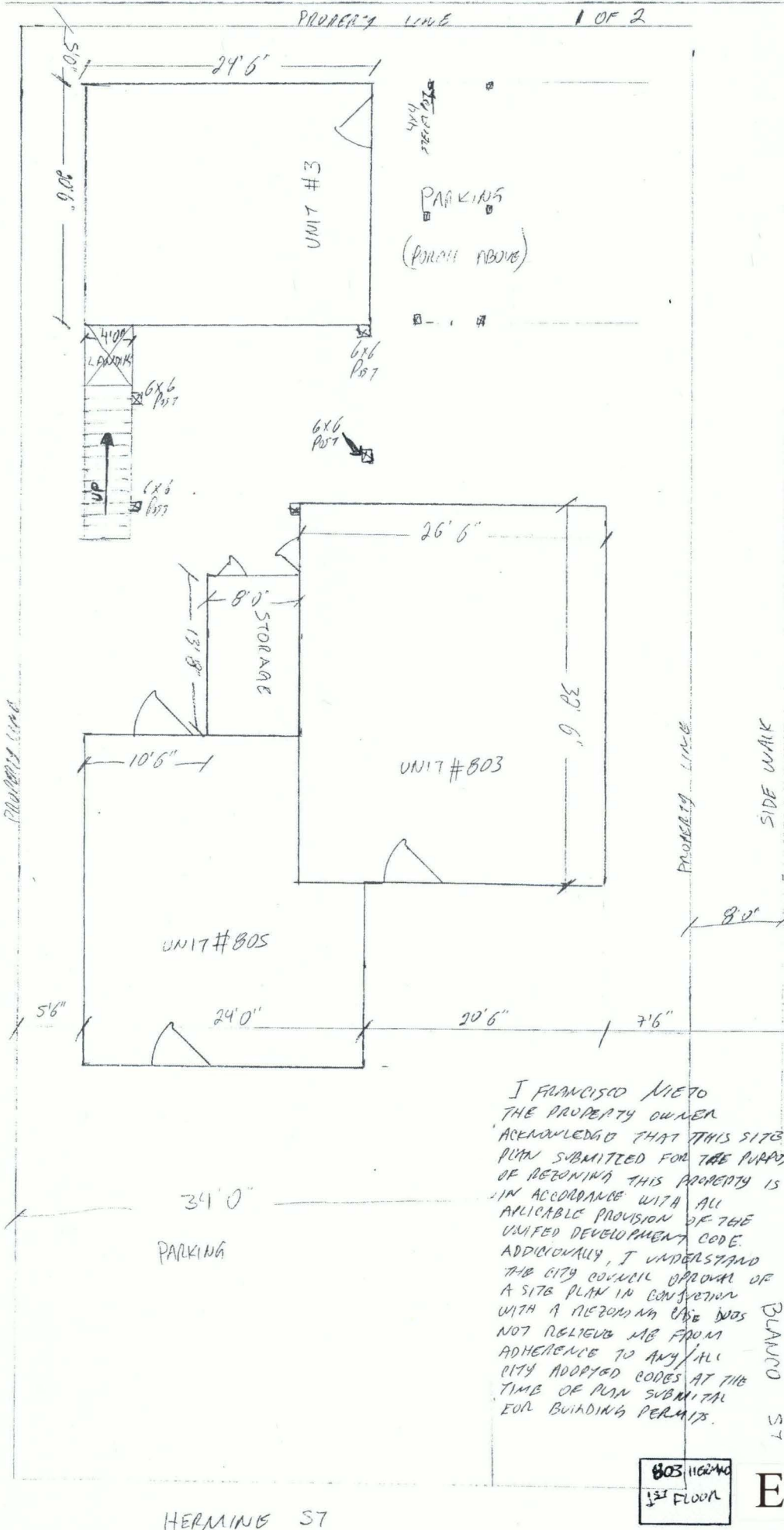
Job # 19-4075-652

A drawing of even job number and date was also prepared.

Exhibit "A"

SG/lj  
04/04/2019  
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# **EXHIBIT “B”**



I FRANCISCO NIETO  
 THE PROPERTY OWNER  
 ACKNOWLEDGES THAT THIS SITE  
 PLAN SUBMITTED FOR THE PURPOSE  
 OF BEGINNING THIS PROPERTY IS  
 IN ACCORDANCE WITH ALL  
 APPLICABLE PROVISIONS OF THE  
 UNIFIED DEVELOPMENT CODE.  
 ADDITIONALLY, I UNDERSTAND  
 THE CITY COUNCIL APPROVAL OF  
 A SITE PLAN IN CONNECTION  
 WITH A MEMORANDUM DOES NOT  
 RELIEVE ME FROM  
 ADHERENCE TO ANY/ALL  
 CITY ADOPTED CODES AT THE  
 TIME OF PLAN SUBMITTAL  
 FOR BUILDING PERMITS.

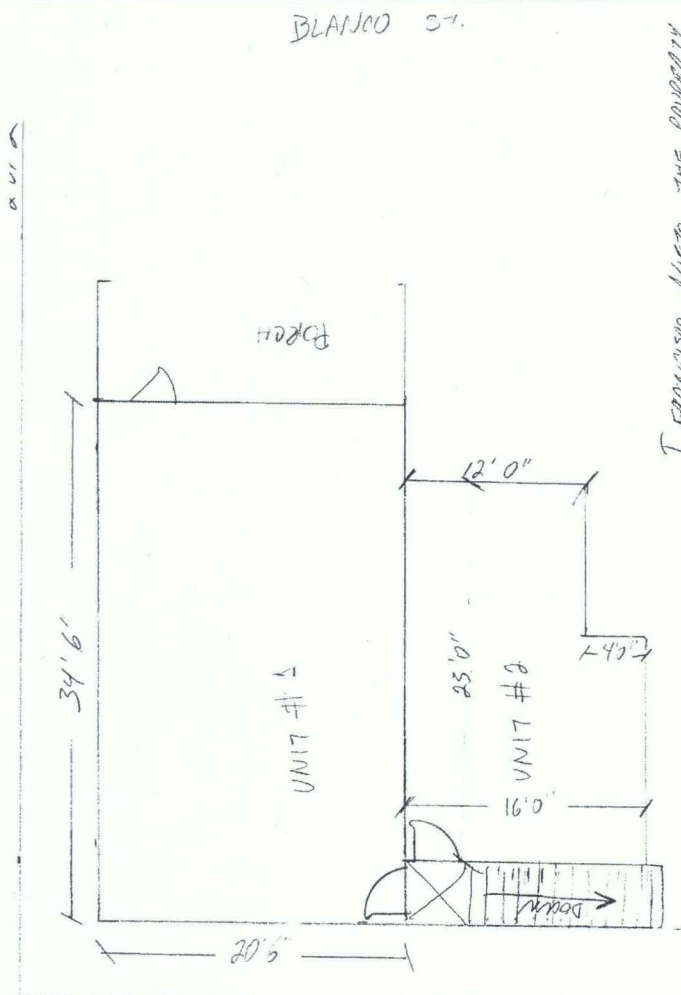
BLANCO ST

803 116240  
 3rd FLOOR

Exhibit "B"

HERMINE ST

Z-2019-10700017



BLANCO ST.

I FRANCISCO NIETO THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REOPENING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN FOR CONSTRUCTION WITH A REQUIRING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY / ALL CITY ADOPTED CODES OR THE TIME OF PLAN SUBMITTALS FOR BUILDING PERMITS.

803 HERMINE  
 9th Floor

HERMINE ST