

AN ORDINANCE 2018-03-01-0173

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 16.520 acres out of NCB 11379 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

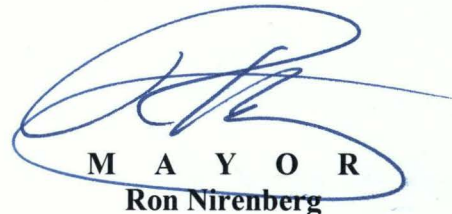
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

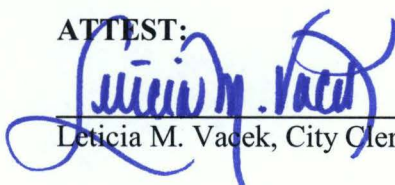
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective March 11, 2018.

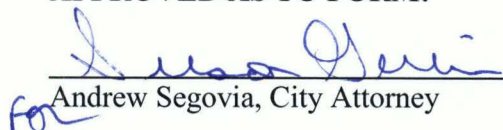
**PASSED AND APPROVED** this 1<sup>st</sup> day of March 2018.

  
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-10 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, P-4, Z-10 )</b>   |                    |            |            |                |               |               |
| <b>Date:</b>        | 03/01/2018   |                    |            |            |                |               |               |
| <b>Time:</b>        | 02:10:23 PM  |                    |            |            |                |               |               |
| <b>Vote Type:</b>   | Motion to Approve  |                    |            |            |                |               |               |
| <b>Description:</b> | ZONING CASE # Z2018069 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18019) |                    |            |            |                |               |               |
| <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          |            |                |               |               |
| William Cruz Shaw   | 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          |            |                | x             |               |
| Manny Pelaez        | District 8   |                    | x          |            |                |               |               |
| John Courage        | District 9   |                    | x          |            |                |               |               |
| Clayton H. Perry    | District 10  |                    | x          |            |                |               |               |

SG/lj  
03/01/2018  
Item No. Z-10

# **Exhibit “A”**

Z2018069

ZONING NOTES  
FOR  
A 16.52 ACRE TRACT



A 16.52 acre tract, out of Block 4, New City Block 11379 and being all of a 16.520 acre tract of land as conveyed to OCI Alamo 8 LLC. of record in Volume 17509 Page 1709 of the Official Public Records of Bexar County, Texas being more particularly described by metes and bounds as follows:

**Beginning** at a point in the west right-of-way line of South Acme Road, a variable width right-of-way, for the southeast corner of a 5.00 foot right-of-way dedication to the City of San Antonio from the east line of Lot 23, Block 3 of the Fire Training Academy Subdivision, a plat of record in Volume 9560 Pages 173-176 of the Deed and Plat Records of Bexar County, Texas and the northeast corner of the 16.520 acre tract and the tract described herein;

**THENCE: S 00°28'50" W**, along and with the west right-of-way line of South Acme Road and the east line of the 16.520 acre tract, a distance of **596.90 feet** to a point, for the southeast corner of the 16.520 acre tract and the tract described herein;

**THENCE: S 89°45'00" W**, along and with the north line of Lot 2, Block 5 of the Acme Apartments Subdivision, a plat of record in Volume 9705 Pages 191-192 of the Deed and Plat Records of Bexar County, Texas as conveyed to San Antonio Housing Trust Public Facility Corporation of record in Volume 18186 Page 2085 of the Official Public Records of Bexar County, Texas and the south line of the 16.520 acre tract, a distance of **1,208.95 feet** point, for the southeast corner of a 11.677 acre tract as conveyed to Stein Cindy Lynn Thienpont and Smith Donna K. Thienpont of record in Volume 13636 Page 1147 of the Official Public Records of Bexar County, Texas, the southwest corner of the 16.520 acre tract and the tract described herein, from which the northwest corner of Lot 2 bears, S 89°47'38" W, a distance of 174.60 feet;

**THENCE: N 01°03'49" E**, along and with the east line of the 11.677 acre tract conveyed to Stein Cindy Lynn and Smith Donna K. Thienpont, a 11.677 acre tract as conveyed to Fey Marion Etal of record in Volume 7932 Page 1946 of the Official Public Records of Bexar County, Texas, a 11.677 acre tract as conveyed to Henry Decock of record in Volume 10024 Page 2488 of the Official Public Records of Bexar County, Texas and the west line of the 16.520 acre tract, at a distance of 199.20 feet passing the common corner of the 11.677 acre tract conveyed to Stein Cindy Lynn and Smith Donna K. Thienpont and to Fey Marion Etal, at a distance of 398.27 feet passing the common corner of the 11.677 acre tract conveyed to Fey Marion Etal and to Henry Decock and continuing for a total distance of **596.79 feet** to a point in the south line of Lot 23, for a northeast corner of the 11.677 acre tract conveyed to Henry Decock and the northwest corner of the 16.520 acre tract and the tract described herein, from which the northwest corner of the 11.677 acre tract conveyed to Henry Decock and the southwest corner of Lot 23 bears, S 89°44'20" W, a distance of 2562.77 feet;

**THENCE: N 89°44'23" E**, along and with the south line of Lot 23 and the north line of the 16.520 acre tract, a distance of **1,203.83 feet** to the **POINT OF BEGINNING** and containing **16.52 acres** more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

Job No.: 17-143  
Prepared by: KFW SURVEYING  
Date: January 11, 2018  
File: S:\Draw 2017\17-143 S. Acme Rd. \DOCS\ FN 16.52 AC.docx

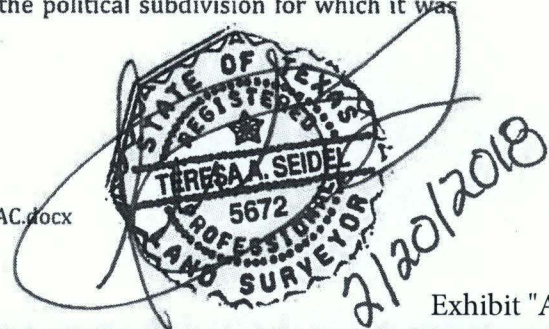


Exhibit "A"