

AN ORDINANCE 2017-06-15-0477

**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 on 25.74 acres out of NCB 15248, located at 7622 Covell Road from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

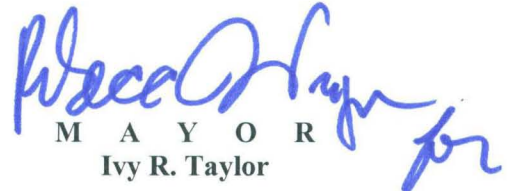
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 the 25th day of June 2017.

PASSED AND APPROVED this 15th day of June 2017.

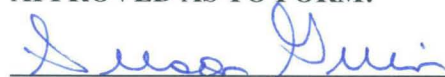

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	Z-9						
Date:	06/15/2017						
Time:	02:22:32 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017143 (Council District 4): An Ordinance amending the Zoning District Boundary from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 25.74 acres out of NCB 15248, located at 7622 Covell Road. 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				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

**EXHIBIT
FOR
25.74 Acre Tract**

Being a 25.74 acre parcel of land in New City Block (N.C.B.) 15248, San Antonio, Bexar County, Texas, being out of a 387.97 acre tract of land described in Volume 9819, Page 1780 of the Official Public Records of Bexar County, Texas, being out of the Lucas Munoz Survey No. 86, Abstract No. 488 and more particularly described by metes and bounds as follows:

BEGINNING at a 6" cedar fence post found in the south right-of-way line of Covell Road, said point being the westernmost north corner of the above mentioned 387.97 acre tract;

THENCE N 89°41'43" E with the south right-of-way line of Covell Road for a distance of 1028.22 feet to a set ½" rebar with CEC cap; a second found ½" rebar without cap at the intersection of said south line of Covell Road with the south line of Ray Ellison Drive, bears N 89°41'43" E – 485.07 feet;

THENCE departing the right-of-way line of Covell Road and continuing through the before mentioned 387.97 acre tract for the following five (5) courses:

S 32°37'34" W for a distance of 391.41 feet to a set ½" rebar with CEC cap;
S 21°08'29" E for a distance of 94.28 feet to a set ½" rebar with CEC cap;
S 68°16'09" W for a distance of 812.41 feet to a set ½" rebar with CEC cap;
S 27°28'13" W for a distance of 422.06 feet to a set ½" rebar with CEC cap;
N 89°58'57" W for a distance of 534.68 feet to set ½" rebar with CEC cap on the east right-of-way line of Covell Road;

THENCE N 00°00'37" E with said east right-of-way line for a distance of 508.74 feet to a found ½" rebar without cap at a point of curvature of Covell Road;

THENCE with a curve to the right having a radius of 628.50 feet, a central angle of 86°00'29", a chord bearing of N 47°34'00" E and a chord distance of 857.34 feet and an arc length of 943.46 feet to the POINT OF BEGINNING, and containing 25.74 acres of land, more or less.

- Bearings source is the south line of Covell Road between the first and second found ½" rebar described above, and called as N 89°41'43" E in the deed recorded in Volume 9819, Page 1780, of the Official Public Records of Bexar County, Texas,



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I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of "Civil Engineering Consultants - Don Durden, Inc."

Date: *April 11, 2017*

Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 10041000



Warning: Only those copies with the Signature and Seal in red should be relied upon.

Solana Ridge Unit 11
Project Number: E0558902-30