

**AN ORDINANCE 2014 - 08 - 07 - 0566**

**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 Lots 2, 3, 4, 5, 6, 13, 1.313 acres out of Lot 1, and 1.174 acres out of Lot 14, Block A, NCB 15704 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District on Lots 2, 3, 4, 5, 6, 13, and 1.174 acres out of Lot 14; and to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.313 acres out of Lot 1.


**SECTION 2.** A description of the portion of the property out of Lot 1 and out of Lot 14 is attached as **Attachment "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 August 17, 2014.

PASSED AND APPROVED this 7th day of August, 2014.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney  
for

|                     |   |
|---------------------|---|
| <b>Agenda Item:</b> | <b>Z-18 ( in consent vote: P-1, Z-1, P-2, Z-2, Z-3, Z-4, P-4, Z-7, Z-8, Z-10, Z-11, Z-14, Z-15, Z-16, P-7, Z-17, P-8, Z-18, P-9, Z-19 )</b>   |
| <b>Date:</b>        | 08/07/2014  |
| <b>Time:</b>        | 02:16:21 PM   |
| <b>Vote Type:</b>   | Motion to Approve   |
| <b>Description:</b> | ZONING CASE # Z2014146 (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District on Lots 2, 3, 4, 5, 6, 13, and 1.174 acres out of Lot 14; and to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.313 acres out of Lot 1, all on Block A, NCB 15704 located at 14615 Durham Drive and a portion of the 4600 Block of Stahl Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14039) |
| <b>Result:</b>      | Passed  |

| Voter             | Group       | Not Present | Yea | Nay | Abstain | Motion | Second |
|-------------------|-------------|-------------|-----|-----|---------|--------|--------|
| Ivy Taylor        | Mayor       |             | x   |     |         |        |        |
| Diego Bernal      | District 1  |             | x   |     |         |        | x      |
|                   | District 2  | x           |     |     |         |        |        |
| Rebecca Viagran   | District 3  |             | x   |     |         |        |        |
| Rey Saldaña       | District 4  |             | x   |     |         |        |        |
| Shirley Gonzales  | District 5  |             | x   |     |         |        |        |
| Ray Lopez         | District 6  |             | x   |     |         |        |        |
|                   | District 7  | x           |     |     |         |        |        |
| Ron Nirenberg     | District 8  |             | x   |     |         |        |        |
| Joe Krier         | District 9  |             | x   |     |         |        |        |
| Michael Gallagher | District 10 |             | x   |     |         | x      |        |

## METES AND BOUNDS DESCRIPTION

May 13, 2014

BEING a 1.174 acre tract of land consisting of the remaining portion of Lot 14, Block A, New City Block 15704, in the City of San Antonio, Bexar County, Texas, Fertile Valley Farms Subdivision, recorded in Volume 3377, Page 78, Deed and Plat Records, Bexar County, Texas, said 1.174 acre tract being more particularly described as follows;

Beginning at a ½" iron rod set in the northerly Right-of-way line of Durham (Paper Street) for the most easterly corner of said Lot 14 and the most easterly corner of the herein described tract;

THENCE S 61° 30' 47" W 223.47 feet along the northerly Right-of-way line of said Durham (Paper Street) to the east end of a circular cutoff between the northerly Right-of-way line of said Durham (Paper Street) and the easterly Right-of-way line of Higgins Road;

THENCE 23.21 feet along said cutoff by a circular curve to the right having the following parameters:

Radius = 15.00 feet  
Chord Bearing = N 74° 38' 01"W  
Chord Distance = 20.96 feet

to a ½" iron rod set;

THENCE N 30° 19' 30" W 81.52 feet along the easterly Right-of-way line of said Higgins Road to a ½" iron rod set;

THENCE 66.26 feet along the easterly Right-of-way line of said Higgins Road by a circular curve to the left having the following parameters:

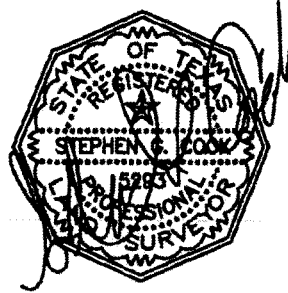
Radius = 743.00 feet  
Chord Bearing = N 32° 52' 47"W  
Chord Distance = 66.24 feet

to a ½" iron rod set;

THENCE N 35° 31' 13" W 49.03 feet along the easterly Right-of-way line of said Higgins Road to a ½" iron rod set at the intersection of the easterly Right-of-way line of said Higgins Road and the southerly line of a 15' wide alley for the most westerly corner of the herein described tract;

THENCE N 61° 33' 31" E 252.37 feet along the northerly line of said Lot 14 and the southerly line of said 15' wide alley to a ½ inch iron rod set for the most northerly corner of the herein described tract;

THENCE S 28° 27' 51" E 210.50 feet along the easterly line of said Lot 14 to the POINT OF BEGINNING.



SGCE # 999-777-595 Lot 14

Z2014146

**METES AND BOUNDS DESCRIPTION**

**May 13, 2014**

BEING a 1.313 acre tract of land consisting of the remaining portion of Lot 1, Block A, New City Block 15704, in the City of San Antonio, Bexar County, Texas, Fertile Valley Farms Subdivision, recorded in Volume 3377, Page 78, Deed and Plat Records, Bexar County, Texas, said 1.313 acre tract being more particularly described as follows;

Beginning at a ½" iron rod set in the southerly Right-of-way line of Stahl Road for the most northerly corner of said Lot 1 and the most northerly corner of the herein described tract;

THENCE S 28° 33' 00" E 220.08 feet along the northeast line of said Lot 1 to a ½" iron rod set for the most easterly corner of said Lot 1 and the most easterly corner of the herein described tract;

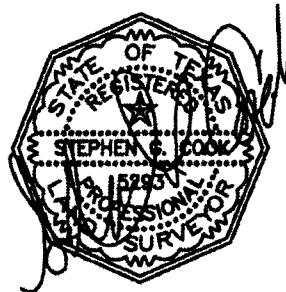
THENCE S 61° 26' 50" W 253.55 feet along the southerly line of said Lot 1 to a ½" iron rod set in the northeasterly Right-of-way line of Higgins Road for the most southerly corner of the herein described tract;

THENCE N 35° 31' 13" W 193.62 feet along the northeasterly Right-of-way line of said Higgins Road to a ½" iron rod set for the south end of a linear cutoff between the northeasterly Right-of-way line of said Higgins Road and the southerly Right-of-way line of said Stahl Road;

THENCE N 11° 19' 46" W 12.29 feet along said linear cutoff to a ½" iron rod set;

THENCE N 12° 31' 41" E 7.88 feet along said linear cutoff to a ½" iron rod set;

THENCE N 59° 16' 00" E 268.43 feet along the southerly Right-of-way line of said Stahl Road to the POINT OF BEGINNING.



SGCE # 999-777-595A Lot 1