

AN ORDINANCE 2018-08-16-0649

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 1.915 acres out of NCB 7921 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

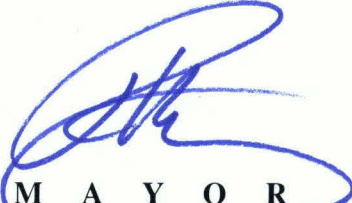
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

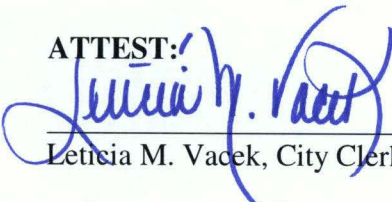
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

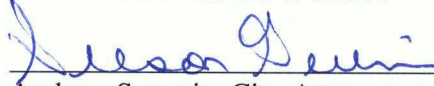
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective August 26, 2018.

PASSED AND APPROVED this 16th day of August 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-15 (in consent vote: 27, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-4, Z-11, Z-14, Z-15, P-5, Z-18, Z-19)						
Date:	08/16/2018						
Time:	02:05:32 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018251 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.915 acres out of NCB 7921, located at 1422 Division Avenue and 1444 Division Avenue. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		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
08/16/2018
Item No. Z-15

EXHIBIT “A”



Z2018251

METES AND BOUNDS DESCRIPTION

FOR

A 0.958 acre, or 41,720 square feet more or less, tract of land, being all of the remainder of Lot 3, Block 2 of the Sunset Irrigated Gardens Subdivision recorded in Volume 368, Page 20 of the Deed and Plat Records of Bexar County, Texas, described in deed to Gabe Gonzalez recorded in Volume 8081, Pages 965-968 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 7921 of the City of San Antonio, Bexar County, Texas. Said 0.958 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set mag nail with a washer marked "Pape-Dawson", on the south line of Lot 6, and on the north line of Vermont Avenue, formerly Hudson Avenue, a 40-foot right-of-way established in the Sunset Place Unit 2 subdivision recorded in Volume 368, Page 89 of the Deed and Plat Records of Bexar County, Texas, and on the southeast right-of-way line of Nogalitos Street, a variable width right-of-way, 100-feet at this point, being the southeast corner of that 1935 dedication to right-of-way recorded in Volume 1477, Pages 69-70 of the Deed Records of Bexar County, Texas;

THENCE: N 89°14'49" E, with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 6, at a distance of 114.40 feet, passing the southeast corner of said remainder of Lot 6, the southwest corner of Lot 5, Block 2 of the said Sunset Irrigated Gardens Subdivision, , continuing with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 5, at a distance of 250.26 feet, passing the southeast corner of said Lot 5, the southwest corner of Lot 4, Block 2 of the said Sunset Irrigated Gardens Subdivision, and continuing with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 4, for a total distance of 386.11 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", being the southeast corner of said Lot 4 at the southwest corner of said Lot 3 and being the POINT OF BEGINNING of the herein described tract at North 13,685,460.80, and East 2,118,364.50 of said coordinate system;

THENCE: N 00°55'11" W, departing the north right-of-way line of said Vermont Avenue, with the west line of said Lot 3, same being the east line of said Lot 4, a distance of 307.00 feet, to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of the herein described tract, the southwest corner of that 1957 10-foot dedication to right-of-way recorded in Volume 4021, Page 354 of the Deed Records of Bexar County, Texas, on the south right-of-way line of Division Avenue, now a 60-foot right-of-way, established as a 40-foot right-of-way in said Sunset Irrigated Gardens subdivision, the northwest corner of the herein described tract;

0.958 of an Acre
Job No. 9195-17
CentroMed 1422 Division Avenue

22018251

THENCE: N 89°14'49" E, with the south right-of-way line of said Division Avenue, a distance of 135.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said Lot 3, same being the west line of Lot 2, Block 2 of the said Sunset Irrigated Gardens Subdivision;

THENCE: S 00°55'11" E, departing the south right-of-way line of said Division Avenue, with the east line of said Lot 3, same being the west line of said Lot 2, a distance of 307.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southeast corner of said Lot 3, same being the southwest corner of said Lot 2, said point being on the north right-of-way line of the aforementioned Vermont Avenue;

THENCE: S 89°14'49" W, with the south line of said Lot 3, same being the north right-of-way line of said Vermont Avenue, a distance of 135.89 feet to the POINT OF BEGINNING and containing 0.958 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9195-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 14, 2017
JOB NO. 9195-17
DOC. ID. N:\Survey17\17-9100\9194-17\Word\9195-17 Lot 3 0.958 acre.doc





Z2018251

METES AND BOUNDS DESCRIPTION

FOR

A 0.957 acre, or 41,706 square feet more or less, tract of land, being all of the remainder of Lot 4, Block 2 of the Sunset Irrigated Gardens Subdivision recorded in Volume 368, Page 20 of the Deed and Plat Records of Bexar County, Texas, described in deed to South Texas Home Services recorded in Volume 2188, Pages 178-179 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 7921 of the City of San Antonio, Bexar County, Texas. Said 0.957 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set mag nail with a washer marked "Pape-Dawson", on the south line of Lot 6, and on the north line of Vermont Avenue, formerly Hudson Avenue, a 40-foot right-of-way established in the Sunset Place Unit 2 subdivision recorded in Volume 368, Page 89 of the Deed and Plat Records of Bexar County, Texas, and on the southeast right-of-way line of Nogalitos Street, a variable width right-of-way, 100-feet at this point, being the southeast corner of that 1935 dedication to right-of-way recorded in Volume 1477, Pages 69-70 of the Deed Records of Bexar County, Texas;

THENCE: N 89°14'49" E, with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 6, at a distance of 114.40 feet, passing the southeast corner of said Lot 6, the southwest corner of Lot 5, and continuing 135.85 feet with the north right-of-way line of said Vermont Avenue, same being the south line of said of said Lot 5, for a total distance of 250.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southwest corner of said Lot 4, same being the southeast corner of said Lot 5, same being the POINT OF BEGINNING of the herein described tract, at North 13,685,459.01 and East 2,188,228.69 of said coordinate system;

THENCE: N 00°55'11" W, departing the north right-of-way line of said Vermont Avenue, with the west line of said Lot 4, same being the east line of said Lot 5, a distance of 307.00 feet to a set mag nail with a washer marked "Pape-Dawson", at the southwest corner of that 1957 10-foot dedication to right-of-way recorded in Volume 4029, Pages 345-347 of the Deed Records of Bexar County, Texas, on the south right-of-way line of Division Avenue, now a 60-foot right-of-way, established as a 40-foot right-of-way in said Sunset Irrigated Gardens subdivision, the northwest corner of the herein described tract;

Page 1 of 2

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Exhibit "A"

0.957 of an Acre
Job No. 9193-17
CentroMed 1444 Division Avenue

Z2018251

- THENCE: N 89°14'49" E, with the south right-of-way line of said Division Avenue, a distance of 135.85 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said Lot 4, same being the west line of Lot 3, Block 2 of said Sunset Irrigated Gardens Subdivision;
- THENCE: S 00°55'11" E, departing the south right-of-way line of said Division Avenue, with the east line of said Lot 4, same being the west line of said of Lot 3, a distance of 307.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of said Lot 4, same being the southwest corner of said Lot 3, said point being on the north right-of-way line of the aforementioned Vermont Avenue;
- THENCE: S 89°14'49" W, with the south line of said Lot 4, same being the north right-of-way line of said Vermont Avenue, a distance of 135.85 feet to the POINT OF BEGINNING and containing 0.957 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9193-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 14, 2017
JOB NO. 9193-17
DOC. ID. N:\Survey17\17-9100\9194-17\Word\9193-17 Lot 4 0.957 acre.docx

