

ORDINANCE

2021 - 01 - 21 - 0051

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 of 0.9833 acres out of NCB 16587 from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

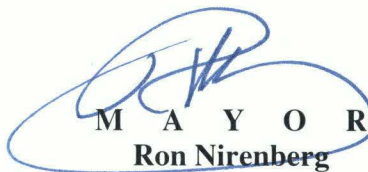
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 January 31, 2021.

PASSED AND APPROVED this 21st day of January, 2021.

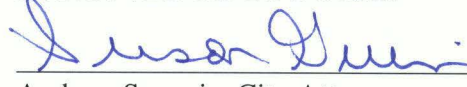

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

January 21, 2021

Item: Z-16

File Number: 20-7378

Enactment Number:

2021-01-21-0051

ZONING CASE Z-2020-10700246 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.9833 acres out of NCB 16587, located at 16402 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

Councilmember Roberto C. Treviño made a motion to approve. Councilmember Melissa Cabello Havrda seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
01/21/2021
Item No. Z-16

Exhibit “A”



Z2020-10700246

**DESCRIPTION OF
0.9833 ACRE OR 42,832 SQ. FT.**

A TRACT OR PARCEL CONTAINING 0.9833 ACRE OR 42,832 SQUARE FEET OF LAND SITUATED IN THE JAMES CONN SURVEY, ABSTRACT NO. 121, BEXAR COUNTY, TEXAS, BEING OUT OF THE CITY OF SAN ANTONIO NCB 16587 AND BEING A PORTION OF A CALLED 136.01 ACRE TRACT OF LAND CONVEYED TO OVARO INVESTMENTS, L.L.C. AS RECORDED UNDER INSTRUMENT No. 20170028116, OFFICIAL PUBLIC RECORDS BEXAR COUNTY (O.P.R.B.C.) TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE CURVED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NACOGDOCHES STREET (100 FOOT WIDE RIGHT-OF-WAY), FOR THE NORTH CORNER OF A CALLED 4.916 ACRE TRACT OF LAND CONVEYED TO GARY BACZEWSKI AS RECORDED IN INSTRUMENT No. 2142469, THE WEST CORNER OF SAID 136.01 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NACOGDOCHES STREET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,679.58 FEET, AN ARC LENGTH OF 110.15 FEET, A CENTRAL ANGLE OF 1 DEG. 04 MIN. 41 SEC., AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEG. 37 MIN. 53 SEC. EAST - 110.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, AND BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 136.01 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
ARC

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, AN ARC LENGTH OF 113.97 FEET, A CENTRAL ANGLE OF 73 DEG. 22 MIN. 17 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 48 MIN. 36 SEC. EAST - 106.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 261.00 FEET, AN ARC LENGTH OF 137.90 FEET, A CENTRAL ANGLE OF 30 DEG. 16 MIN. 17 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEG. 59 MIN. 19 SEC. EAST - 136.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE POINT OF TANGENCY;

SOUTH 04 DEG. 08 MIN. 50 SEC. WEST, A DISTANCE OF 90.79 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 358.42 FEET, AN ARC LENGTH OF 64.05 FEET, A CENTRAL ANGLE OF 10 DEG. 14 MIN. 22 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEG. 07 MIN. 51 SEC. EAST - 63.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.31 FEET, AN ARC LENGTH OF 4.21 FEET, A CENTRAL ANGLE OF 00 DEG. 44 MIN. 29 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN 59 SEC. EAST - 4.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 59 DEG. 25 MIN. 24 SEC. WEST, A DISTANCE OF 36.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET ON THE NORTHEASTERLY LINE OF SAID 4.916 ACRE TRACT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 30 DEG. 34 MIN. 36 SEC. WEST, ALONG THE NORTHEASTERLY LINE OF SAID 4.916 ACRE TRACT, A DISTANCE OF 345.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9833 ACRES OR 42,832 SQUARE FEET OF LAND.



RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
FIRM REGISTRATION NO. 10194414

12/16/2020
DATE:

