

**AN ORDINANCE 2017-01-19-0041**

**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 5.298 acres out of NCB 34393 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed 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 29<sup>th</sup> day of January 2017.

**PASSED AND APPROVED** this 19<sup>th</sup> day of January 2017.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

City Attorney

<b>Agenda Item:</b>	<b>Z-9</b>						
<b>Date:</b>	01/19/2017						
<b>Time:</b>	03:17:23 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2017012 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 9.234 acres out of NCB 34393, located in the 10700-10800 Block of Potranco Road. Staff and Zoning Commission recommend Approval.						
<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>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



## FIELD NOTES FOR REZONING

5.298 ACRE TRACT OUT OF 15.1 ACRES, IN THE NAME OF POTRANCO ACREAGE INVESTORS, LTD., CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 16272, PAGES 517 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING: At a found  $\frac{1}{2}$ " iron rod on the west right of way of Carson Hill Dr. (60' Width Public Right of Way) the north corner of Lot 3, Block 43, NCB 19300 as recorded in Volume 9681, Page 120 of the Deed and Plat Records of Bexar County, Texas, to the Point of Beginning, the beginning of a curve to the right;
- THENCE: With the curve to the right, concave to the east, having a radius of 60.00', a delta of  $23^{\circ}00'33''$ , an arc length of 24.10', and a chord bearing North  $05^{\circ}00'50''$  East 23.93', with the west right of way of Carson Hill Dr., the beginning of a curve to the left;
- THENCE: With the curve to the left, concave to the south, having a radius of 90.00', a delta of  $10^{\circ}28'41''$ , an arc length of 16.46', and a chord bearing South  $89^{\circ}19'09''$  West 16.44', an angle point hereof;
- THENCE: South  $84^{\circ}04'48''$  West 679.41', the beginning of a curve to the right;
- THENCE: With the curve to the right, concave to the north, having a radius of 200.00', a delta of  $17^{\circ}12'17''$ , an arc length of 60.06', and a chord bearing North  $87^{\circ}19'03''$  West 59.83', an angle point hereof;
- THENCE: North  $78^{\circ}42'55''$  West 372.06', an angle point hereof;
- THENCE: South  $71^{\circ}17'05''$  West 50.00', an angle point hereof;
- THENCE: North  $78^{\circ}42'55''$  West 23.85', the east line of Lot 15, Block 62, NCB 19400 as recorded in Volume 9559, Page 168 of the Deed and Plat Records of Bexar County, Texas, the southwest corner hereof;
- THENCE: North  $00^{\circ}16'29''$  West 228.86', with the west line of this 5.298 Tract, to the southwest line of Lot 22, Block 18, NCB 19300 as recorded in Volume 11129, Page 819 of the Deed and Plat Records of Bexar County, the northwest corner hereof;
- THENCE: South  $78^{\circ}39'51''$  East 359.00', to an angle point, on the south line of Lot 34, Block 18, NCB 19300 as recorded in Volume 17300, Page 298 of the Deed and Plat Records of Bexar County, the beginning of a curve to the left;
- THENCE: With the curve to the left, concave to the north, having a radius of 1311.84, a delta of  $29^{\circ}05'13''$ , an arc length of 665.97', and a chord bearing North  $86^{\circ}47'42''$  East 658.73', to an angle point on the south line of Lot 45, Block 18, NCB 19300, as recorded in Volume 11646, Page 1190 of the Deed and Plat Records of Bexar County, an angle point hereof;
- THENCE: North  $72^{\circ}14'56''$  East 119.88', to the east corner of said 5.298 Tract, on the south line of Lot 48, Block 18, NCB 19300, as recorded in Volume 15548, Page 2200 of the Deed and Plat Records of Bexar County, the northeast corner hereof;

THENCE: South 17°45'04" East 226.00', the beginning of a curve to the left;

THENCE: With the curve to the left, concave to the southeast, having a radius of 60.00', a delta of 10°28'41", an arc length of 11.25', and a chord bearing South 21°53'27" West 11.24', with the west right of way of Carson Hill Dr., to the POINT OF BEGINNING of this 5.298 acre tract.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
**GIBBONS SURVEYING & MAPPING, INC.**  
Date: January, 13, 2017  
Job No.: 17-4822 Js/lr  
Doc I.D.: Rezoning Tract, Potranco and Filmore



Exhibit "A"

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GIBBONS SURVEYING & MAPPING, INC.  
150 West Rhapsody Drive, San Antonio, TX 78216  
(210) 366-4600 [www.GibbonsSurveying.com](http://www.GibbonsSurveying.com)  
TBPLS Firm No. 10119900