

AN ORDINANCE 2017-09-07-0645

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 0.2541 acre tract of land out of NCB 652 from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

**SECTION 2.** A description of the 0.2541 acre tract of property is attached as **Exhibit "A"** and described as Tract 1, 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 September 17, 2017.

**PASSED AND APPROVED** this 7<sup>th</sup> day of September 2017.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST.**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-3 ( in consent vote: P-1, Z-3 )</b>						
<b>Date:</b>	09/07/2017						
<b>Time:</b>	02:11:54 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017197 (Council District 2): An Ordinance amending the Zoning District Boundary zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2541 acres out of NCB 652, located at 915 South Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17059)						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2				x		
Rebecca Viagran	District 3		x				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				
Clayton H. Perry	District 10		x				

# **Exhibit “A”**

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**METES AND BOUNDS DESCRIPTION**

July 14, 2015

Tract 1

BEING a 0.2541 acre tract of land consisting of portions of Lots 11, 15 and 16, Block 43, New City Block 652, in the City of San Antonio, Bexar County, Texas, said 0.2541 acre tract being the same tract conveyed in Volume 8613, Pages 1300-1305, Real Property Records, Bexar County, Texas, said 0.2541 acre tract being more particularly described as follows;

BEGINNING at a Mag Nail found in the westerly Right-of-way line of S. Hackberry St. for the southeast corner of said Lot 11 and the northeast corner of said Lot 15 for the east, southeast corner of the herein described tract, said Mag Nail found being N 00°25'59" E, 124.76 feet along the west Right-of-way line of said S. Hackberry St. from the intersection of the west Right-of-way line of said S. Hackberry St. and the northerly Right-of-way line of E. Durango Blvd.;

THENCE, N 89°44'30" W, 58.98 feet along the south line of said Lot 11 to a Mag Nail found;

THENCE, S 00°15'30" W, 25.91 feet across said Lot 15 to an "x" set in concrete in the south line of said Lot 15 and the north line of said Lot 16;

THENCE, N 89°44'10" W, 16.51 feet along the south line of said Lot 15, and 8.86 feet along the north line of said Lot 16 to a point;

THENCE, S 00°15'30" W, 16.30 feet across said Lot 16 to an "x" set in concrete;

THENCE, S 32°50'54" W, 39.45 feet across said Lot 16 to an "x" found in concrete in the northeasterly Right-of-line of said E Cesar Chavez Blvd.(E. Durango Blvd.), for the most southerly corner of the herein described tract;

THENCE, N 49°32'43" W, 42.00 feet along the northeasterly Right-of-way line of said E. Cesar Chavez Blvd. (E. Durango Blvd). To an "x" set for the southwesterly corner of said Lot 16 and the southwesterly corner of the herein described tract;

THENCE, N 00°17'21" E, 100.48 feet along the west line of said Lots 16, 15 and 11 to a Mag Nail found for the northwest corner of said Lot 11 and the northwest corner of the herein described tract;

THENCE, S 89°41'39" E, 137.79 feet along the north line of said Lot 11 to a Mag Nail found in the west right-of-way line of said S. Hackberry St. for the northeast corner of said Lot 11 and the northeast corner of the herein described tract;

Exhibit "A"



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THENCE, S 00°25'59" W, 52.02 feet along the west Right-of-way line of said S. Hackberry St. to the POINT OF BEGINNING.

Tract 2

BEING a 0.1649 acre tract of land consisting of 0.1649 acres of land consisting of all of Lot 10, Block 43, New City Block 652, in the City of San Antonio, Bexar County, Texas, said 0.1649 acre tract being the same tract conveyed in Volume 8613, Pages 1300-1305, Real Property Records, Bexar County, Texas, said 0.1649 acre tract being more particularly described as follows;

BEGINNING at a Mag Nail found in the westerly Right-of-way line of S. Hackberry St. for the southeast corner of said Lot 10 and the southeast corner of the herein described tract, said Mag Nail found being N 00°25'59" E, 176.84 feet along the west Right-of-way line of said S. Hackberry St. from the intersection of the west Right-of-way line of said S. Hackberry St. and the northerly Right-of-way line of E. Durango Blvd.;

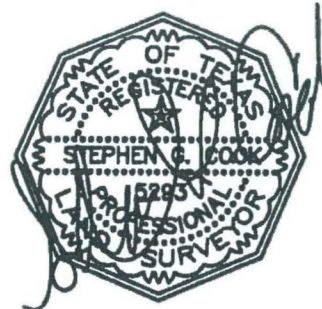
THENCE, N 89°41'39" W, 137.79 feet along the south line of said Lot 10 to a Mag Nail found for the southwest corner of said Lot 10 and the southwest corner of the herein described tract;

THENCE, N 00°08'46" E, 52.08 feet along the west line of said Lot 10 to a 2" metal post found for the northwest corner of said Lot 10 and the northwest corner of the herein described tract;

THENCE, S 89°44'30" E, 137.79 feet along the north line of said Lot 10 to a 1/2" iron rod set in the west Right-of-way line of said S. Hackberry St. for the northeast corner of said Lot 10 and the northeast corner of the herein described tract;

THENCE, S 00°08'51" W, 52.19 feet along the west Right-of-way line of said S. Hackberry St. to the POINT OF BEGINNING.

Stephen G. Cook Engineering, Inc.  
Registered Professional Land Surveyor  
No. 5293, TBRPL Firm # 10005400  
SGCE # 999-777-787



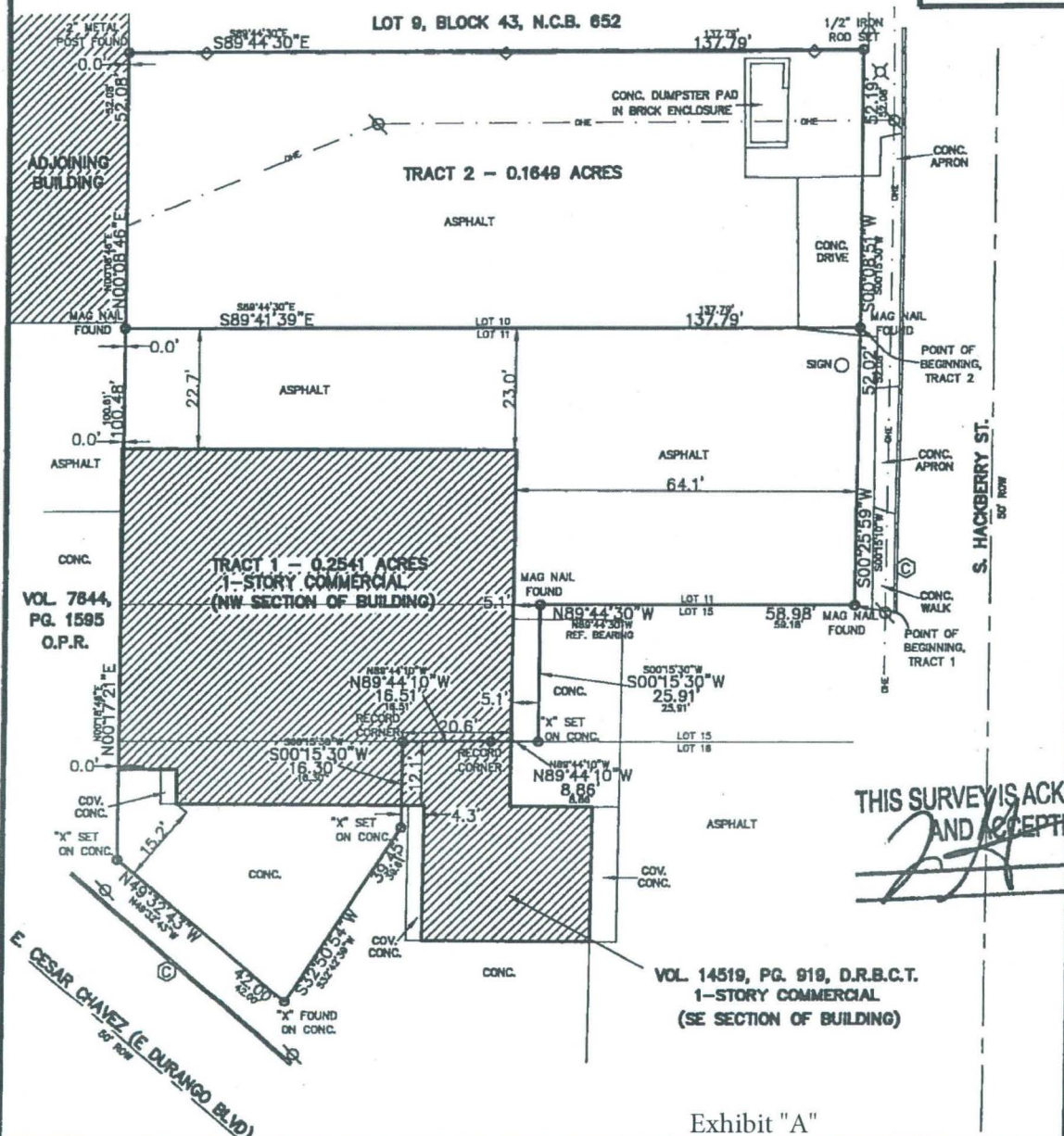
SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

NOTE: NOT SUBJECT TO ANY DOCUMENTS LISTING COVENANTS, CONDITIONS, RESTRICTIONS, SETBACKS OR EASEMENTS CITED IN TITLE COMMITMENT.

\* - TRACTS 1 &amp; 2, DESCRIBED AS FOLLOWS:

TRACT 1: BEING A PARCEL OF LAND CONTAINING 0.2541 ACRES, MORE OR LESS, OUT OF LOTS 11, 15 AND 16, BLOCK 43, NEW CITY BLOCK 652, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TRACT 2: BEING A PARCEL OF LAND CONTAINING 0.1649 ACRE, MORE OR LESS, OUT OF LOT 10, BLOCK 43, NEW CITY BLOCK 652, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

145°00'00"E 100.00' RECORD INFORMATION S45°00'00"W AS MEASURED IN FIELD 100.00' X BARBED WIRE Δ SMOOTH WIRE \ / - WOOD FENCE [ ] A/C [ ] TREE [ ] WATER VALVE [ ] IRON FENCE [ ] CHAIN LINK FENCE [ ] WATER FLOW [ ] S. SAN. SEWER MAINHOLE [ ] CLEAN OUT [ ] CONC. CURB [ ] RET. WALL [ ] FIRE HYDRANT [ ] TRANSFORMER [ ] ELEC BOX [ ] TELE PED [ ] CATV BOX [ ] POWER POLE [ ] LIGHT POST [ ] ONE OVERHEAD ELECTRIC LINE

ADDRESS 1431 E. CESAR CHAVEZ & 915 S. HACKBERRY LOT(S) \* BLOCK 43 N.C.B. 652 SUBDIVISION -

VOLUME - PAGE - DOC# - OF THE - RECORDS OF BEXAR COUNTY.

WITNESS MY HAND AND SEAL THIS 14 DAY OF JULY, 2015 BUYER CENTER FOR JUVENILE MANAGEMENT INCORPORATED GF# 2-15814

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

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STEPHEN G. COOK, R.P.L.S.

999-777-787  
SIDE JOB NO.  
J.P. A.P./J.A.  
DRAWN BY SURV. BY  
DISK CADD/W



STEPHEN G. COOK ENGINEERING, INC. 12000 STARCREST, SUITE 107  
REGISTERED LAND SURVEYORS SAN ANTONIO, TEXAS 78247-4117  
TELEPHONE 979-124 210/481-2533 • FAX 210/481-2150  
WWW.SGC.NET



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