

AN ORDINANCE 2017-11-02-0861

**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 1.26 acres out of NCB 2870 from "C-3NA HS UC-4 AHOD" General Commercial Non-Alcoholic Sales North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District, "C-1 HS UC-4 AHOD" Light Commercial North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant Airport Hazard Overlay District to "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-2P HS AHOD" Commercial Pedestrian Historic Significant Airport Hazard Overlay District.

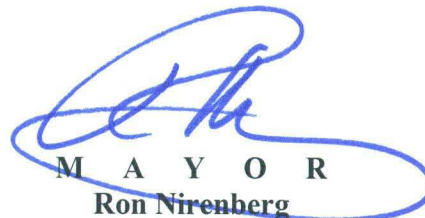
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 November 12, 2017.

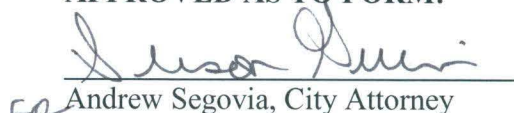
**PASSED AND APPROVED** this 2<sup>nd</sup> day of November 2017.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
fo Andrew Segovia, City Attorney

|                     |   |                    |            |            |                |               |               |
|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| <b>Agenda Item:</b> | <b>Z-5 ( in consent vote: Z-1, Z-2, Z-3, P-2, Z-5, P-3, Z-6, Z-7, P-4, Z-8, Z-11, Z-12, Z-14 )</b>  |                    |            |            |                |               |               |
| <b>Date:</b>        | 11/02/2017  |                    |            |            |                |               |               |
| <b>Time:</b>        | 02:08:33 PM   |                    |            |            |                |               |               |
| <b>Vote Type:</b>   | Motion to Approve   |                    |            |            |                |               |               |
| <b>Description:</b> | ZONING CASE # Z2017266 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA HS UC-4 AHOD" General Commercial Non-Alcoholic Sales North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District, "C-1 HS UC-4 AHOD" Light Commercial North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant Airport Hazard Overlay District to "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-2P HS AHOD" Commercial Pedestrian Historic Significant Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary's Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17078) |                    |            |            |                |               |               |
| <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          |            |                |               |               |
| William Cruz Shaw   | District 2  |                    | x          |            |                |               | 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          |            |                |               |               |

# **Exhibit “A”**



Z2017268

**EXHIBIT "A"**

**METES & BOUNDS DESCRIPTION  
C-2 ZONED TRACT**

A 1.26 ACRE TRACT OF LAND LYING AND BEING SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, BEING A PORTION OF A 1.40 ACRE TRACT THIS DAY SURVEYED (CALLED 1.392 ACRES) BEING ALL OF THE REMAINING PORTION OF LOT A (B-10) AND C-10, NEW CITY BLOCK 2870, CONVEYED TO CHARLES A RUBIOLA IN TWO DEEDS AS RECORDED IN VOLUME 5633, PAGE 53 AND VOLUME 7161, PAGE 604, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING FURTHER DESCRIBED IN DOCUMENT NO. 20050247470, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HEREIN CALLED "PARENT TRACT", SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at an iron rod found with cap marked "Flores Co." at the intersection of the southerly R.O.W. line of E. Russell Place (A/K/A Russell Place, a 28' R.O.W.) and the westerly R.O.W. line of U.S. Hwy. 281 (per Deed, I.H. 37 North, a Variable Width R.O.W.) for the northeast corner of the herein described tract, the northeast corner of said Parent Tract;

**THENCE** along said R.O.W., same being the east line of the herein described tract, the east line of said Parent Tract, S 09°03'44" W, 97.83 feet to a ½" iron rod found for the southeast corner of the herein described tract, the southeast corner of said Parent Tract, the northeast corner of a called 0.122 acre tract as deeded to Roberto Flores, Jr. in Vol. 14185, Pg. 1475, Real Property Records of Bexar County, Texas;

**THENCE** along and with the north line of said Flores Tract, the south line of said Parent Tract, same being the south line of the herein described tract, S 89°55'45" W, 516.01 feet to a point for the southwest corner of the herein described tract;

**THENCE** into and across said Parent Tract, same being the southwest line of the herein described tract, N 39°37'14" E, 53.31 feet to a point for an angle point of the herein described tract;

**THENCE** N 89°41'18" W, 147.95 feet to a point in the easterly R.O.W. line of N. St. Marys St. (A/K/A St. Mary's/N. St. Mary's, a 55.6' R.O.W.) for the southwest corner of the herein described tract;

**THENCE** along said R.O.W., same being the west line of the herein described tract, N 40°42'23" E, 71.65 feet to a point at the intersection of the easterly R.O.W. line of said N. St. Mary's St. and the southerly R.O.W. line of said E. Russell Place for the northwest corner of the herein described tract;

**THENCE** along the southerly R.O.W. line of said E. Russell Place, same being the north line of the herein described tract, the north line of said Parent Tract, N 89°53'53" E, a

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distance of 598.65 feet to the **POINT OF BEGINNING** and containing 1.26 acres, more or less.

All set ½" iron rods capped with "Amerisurveyors" cap.  
Basis of Bearing: Texas South Central NAD 83.

STATE OF TEXAS       §

July 13, 2017

COUNTY OF BEXAR   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

