

AN ORDINANCE 2018-10-04-0802

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 0.429 acres out of NCB 11889 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District.

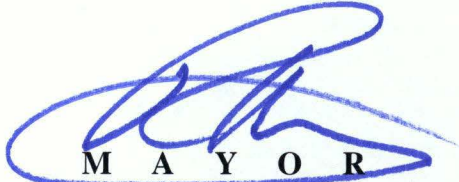
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

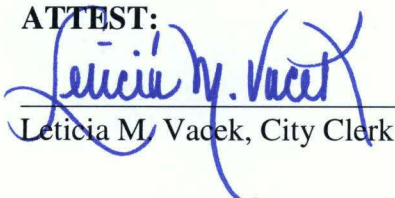
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 14, 2018.


PASSED AND APPROVED this 4th day of October 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-17 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-14, Z-15, Z-17)						
Date:	10/04/2018						
Time:	02:12:09 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018309 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on 0.429 acres out of NCB 11889, located at 106 East Sunset Road. 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				

EXHIBIT “A”

METES AND BOUNDS

Being 0.429 acres of land, more or less, consisting of the West 124.8 feet of Lot 35, New City Block 11889, Loma Vista Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 265, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that certain parcel of land described in Volume 5337, Page 756, Deed Records, Bexar County, Texas, said 0.429 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 0.429 acres, same being the northwest corner of the Edward Pagan Tract (Volume 18830, Page 255), an being on the East Right-of-Way line of E. Sunset and the **POINT OF BEGINNING**;

THENCE departing the South Right-of-Way line of E. Sunset, South 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point for the southeast corner of this 0.429 acres, same being the southwest corner of said Pagan tract, and on the North line of Lot 76 of Loma Vista Subdivision (Volume 8900, Page 165);

THENCE along the line common to this 0.429 acres and said Lot 76, North 90 degrees 00 minutes 00 seconds West, a distance of 124.80 feet to a "X" in concrete set for the southwest corner of this 0.429 acres, same being the northwest corner of said Lot 76, and on the East Right-of-Way line of Broadway;

THENCE along the East Right-of-Way line of said Broadway, North 00 degrees 00 minutes 00 seconds West, a distance of 135.00 feet, to a "X" in concrete set for the lower northwest corner of this 0.429 acres, same being the beginning of a curve to the right at the intersection of the East Right-of-Way line of said Broadway and the South Right-of-Way line of said E. Sunset;

THENCE along said curve to the right having radius of 15.00 feet, an arc length of 23.56 feet, a chord length of 21.21 feet, a chord bearing of North 45 degrees 00 minutes 13 seconds East, and a delta angle of 89 degrees 59 minutes 33 seconds to a 1/2 inch iron rod set for the upper northwest corner of this 0.429 acres, same on the South Right-of-Way of said E. Sunset;

THENCE along the E. Right-of-Way line of said E. Sunset, North 90 degrees 00 minutes 00 seconds East, a distance of 109.80 feet to the **POINT OF BEGINNING**, and containing 0.429 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

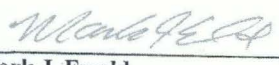
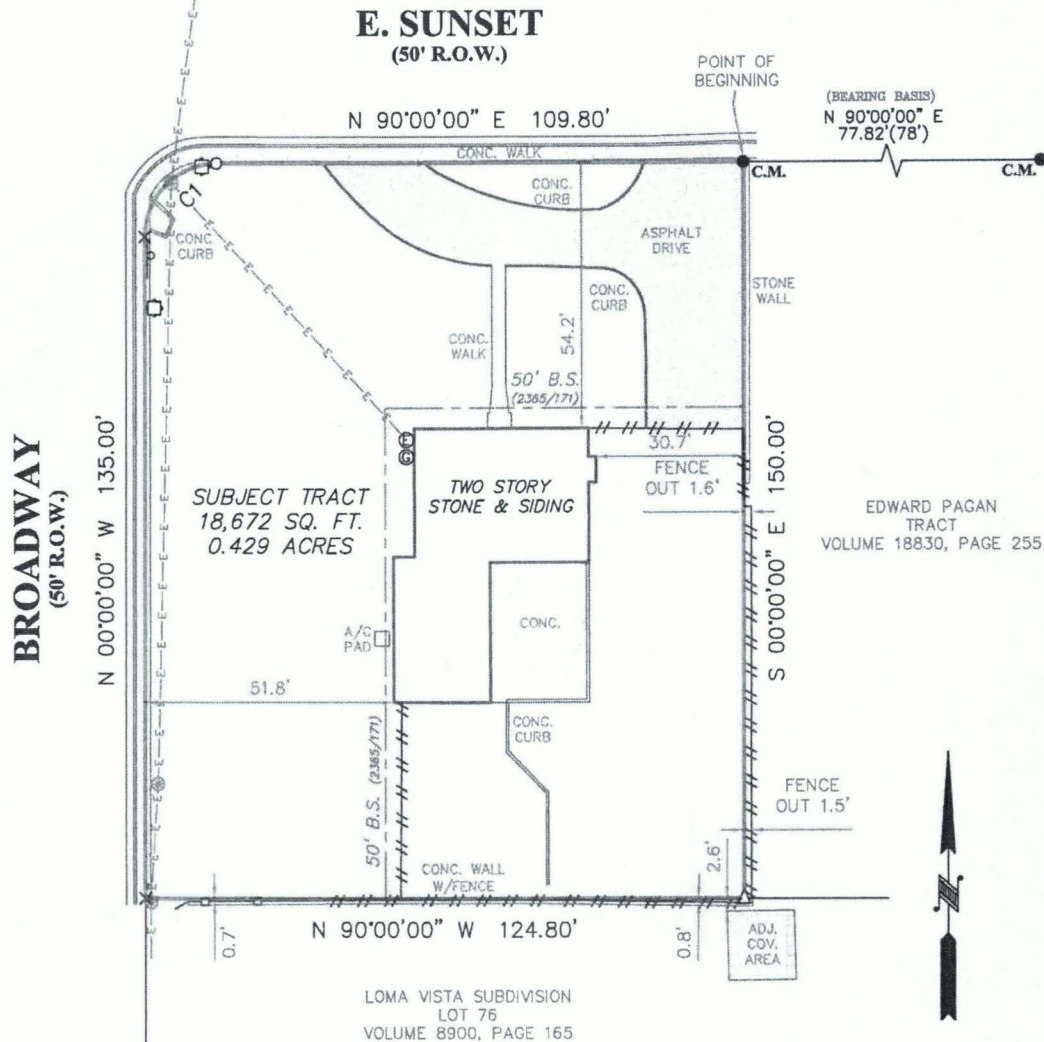

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 14, 2018



Exhibit "A"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 45°00'13" E	89°59'33"

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A WATERLINE
EASEMENT RECORDED IN VOLUME 1477, PAGE 470
AND VOLUME 3001, PAGE 391, DEED RECORDS,
BEXAR COUNTY, TEXAS.
(LOCATION NOT DEFINED)



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD
PLAT INDICATED BELOW.

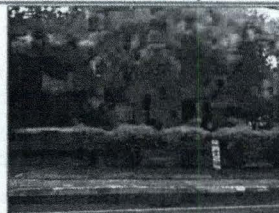
NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2365, PAGE
171 AND VOLUME 3943, PAGE 55, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

SCALE: 1"=30'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 43023C, Panel No. 0263, which is dated 09/25/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mac.fema.gov/portal>.



Property Address:

106 E. SUNSET

Property Description:

Being 0.429 acres of land, more or less, consisting of the West 124.8 feet of Lot 35, New City Block 11889, Loma Vista Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 265, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that certain parcel of land described in Volume 5337, Page 756, Deed Records, Bexar County, Texas, said 0.429 acres being more particularly described by metes and bounds attached hereto.

Owner:

BARTHOLOMEW T. WILSON

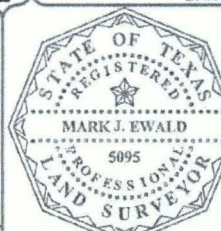
FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- Δ - CALCULATED POINT
 - 1/2" IRON ROD
 - () - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - C.M. - CONTROLLING MONUMENT
 - ⊙ - POWER POLE
 - ⊙ - ELECTRIC METER
 - ⊙ - GAS METER
 - - SIGN
 - - METAL FENCE
 - - WOOD FENCE
 - - OVERHEAD ELECTRIC
 - - TRAFFIC SIGNAL
 - SET "X"
 - SET 1/2" IRON ROD

DRAWN BY: BLE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A

JOB NO. 85057

TITLE COMPANY: N/A

DATE: 09/14/2018