

AN ORDINANCE 2019-01-17-0048

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 4.968 acres out of NCB 11691 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

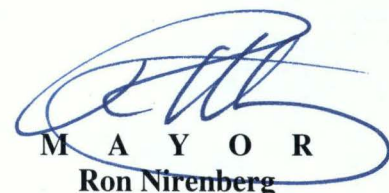
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 27, 2019.

PASSED AND APPROVED this 17th day of January 2019.


M A Y O R
Ron Nirenberg

ATTEST,


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51)						
Date:	01/17/2019						
Time:	02:22:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900006 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900002)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	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”

EXHIBIT "A"
SURVEY

**To Commercial Contract Between the Undersigned Concerning the Property at
3633 West Avenue & 234 Dryden, San Antonio, Bexar County, TX 78213**

METES AND BOUNDS DESCRIPTION

BEING A 2.848 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 11691, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OUT OF A 5.287 ACRE TRACT DESCRIBED AS THIRD TRACT IN A PARTITION DEED RECORDED IN VOLUME 3227, PAGE 409 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 26, New City Block 10959, Schmeltzer Subdivision as recorded in Volume 8900, Page 57 of the Plat Records of Bexar County, Texas, being in the east right-of-way line of West Avenue (50' R.O.W.) and the northwest corner of the remainder of said 5.287 acre tract and this tract being described herein;

THENCE leaving said east right-of-way line of West Avenue and with the common line of said Lot 26 and remainder 5.287 acre tract as follows:

with a curve to the left, having a radius of 15.00 feet, and an arc length of 23.80 feet to a 1/2" iron rod found,

North 89°59'46" East 139.59 feet to a 1/2" iron rod found for interior corner of this tract, and

North 01°12'57" West 89.75 feet to a 2" metal fence post found in the south line of a 15' wide alley, northeast corner of said Lot 26 for the most northern northwest corner of this tract being described herein;

THENCE with said south line of 15' wide alley North 89°53'55" East 174.28 feet to a 1/2" iron rod found for the northeast corner of this tract being described herein;

THENCE leaving said south line of 15' wide alley and with the west line of a tract of land recorded in Volume 3319, Page 597 of said county records, South 00°00'01" East 417.19 feet to a 1/2" iron rod found for the southeast corner of this tract being described herein;

THENCE with the north line of a tract of land recorded in Volume 6165, Page 97 of said county records, North 89°59'20" West 331.83 feet to a 1/2" iron rod found in said east right-of-way line of West Avenue for the southwest corner of this tract being described herein;

THENCE with said east right-of-way line of West Avenue North 01°26'39" West 343.17 feet to the POINT OF BEGINNING and containing 2.848 acre tract of land.



EXHIBIT A

VOL 8254, PG 1362

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SURVEY

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METES & BOUNDS DESCRIPTION

OF A 2.12 ACRE (CALLED 2.116 ACRE) TRACT OF LAND OUT OF THE SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, NEW CITY BLOCK 11691, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 223.800 ACRE TRACT RECORDED IN VOLUME 2449, PAGE 37, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND (CALLED TRACT 2) AS CONVEYED FROM JOSEPH P. BLANKS AND HARVEY KOMET TO RICARDO S. GUAJARDO IN VOLUME 8278, PAGE 1544, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod in the southerly R.O.W. line of a 15' alley, Block 10, N.C.B. 10959, Cresthaven Heights, Unit 2, as recorded in Vol. 3377, Pg. 144, Real Property Records of Bexar County, Texas for the northeast corner of the herein described tract, the northwest corner of Lot 1, Block 10, N.C.B. 10959, Cresthaven Heights, Unit 1, as recorded in Vol. 3025, Pg. 292, Real Property Records of Bexar County, Texas;

THENCE along and with the westerly boundary line of said Lot 1, South 00°03'32" East, at a distance of 185.34 feet passing a point of reference from which a found ½" iron rod bears North 89°44'17" East, a distance of 0.84 feet for the southwest corner of Dryden Dr. (A/K/A Dryden, a 60' Public R.O.W.) a total distance of 416.96 feet (called South 00°03'32" East, a distance of 416.98 feet) to a found ½" iron rod at fence corner for the southeast corner of the herein described tract, the northeast corner of Lot 1, N.C.B. 11691, as recorded in Vol. 6900, Pg. 51, Deed and Plat Records of Bexar County, Texas;

THENCE along and with the northerly boundary of said lot 1, N.C.B. 11691, generally along a fence, South 89°50'24" West, a distance of 221.10 feet (called South 89°35'48" West, a distance of 221.00 feet) to a found ½" iron rod for the southwest corner of the herein described tract, the southeast corner of a called 2.848 acre tract as conveyed to Ricardo S. Guajardo in Vol. 8254, Pg. 1360, Real Property Records of Bexar County, Texas (called Tract 1);

THENCE along and with the common boundary of said Tracts 1 and 2, North 00°02'31" West, a distance of 417.37 feet (called North 00°03'11" West, a distance of 417.33 feet) to a found ½" iron rod in said 15' Alley for the northwest corner of the herein described tract, the northeast corner of said Tract 1;

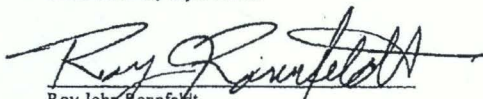
THENCE along and with the southerly R.O.W. line of said 15' Alley, North 89°56'46" East, a distance of 220.98 feet (called South 89°58'19" East, a distance of 221.00 feet) to the **POINT OF BEGINNING** and containing 2.12 acres, more or less.

STATE OF TEXAS §

November 5, 2013

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



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