

AN ORDINANCE

2019-03-07-0205

**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 3.430 acres out of NCB 11780 from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Party House, Reception Hall or Meeting Facility.

**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.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.


**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

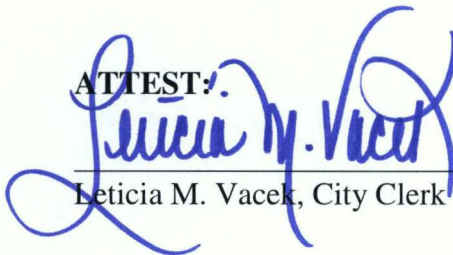
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

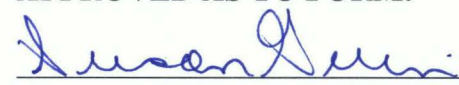
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective March 17, 2019.

**PASSED AND APPROVED** this 7<sup>th</sup> day of March 2019.

  
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-10 ( in consent vote: 25, 26, P-1, Z-1, Z-2, P-2, Z-3, P-3, Z-4, P-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-5, Z-12 )</b>						
<b>Date:</b>	03/07/2019						
<b>Time:</b>	02:18:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2018-900082 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Party House, Reception Hall, Meeting Facility on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive. 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>
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”**



**METES AND BOUNDS DESCRIPTION**

**December 7, 2018**

BEING a 3.430 acre, (149,390 Sq. Ft.) tract of land consisting of Lot 2, Block 14, New City Block 11780, in the City of San Antonio, Bexar County, Texas, Hillcrest Subdivision Unit -1, recorded in Volume 3975, Page 75, Deed in the Deed and Plat Records, Bexar County, Texas, said 3.430 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at the north end of a circular cutoff at the intersection of the easterly Right-of-way line of Glenview Drive and the northerly Right-of-way line of Babcock Road for the most westerly corner of the herein described tract;

THENCE 262.50 feet along the easterly Right-of-way line of said Glenview Drive along a circular curve to the right having the following parameters:

Radius = 1170.00 feet  
Chord Bearing = N 06°25'39" E  
Chord Distance = 261.95 feet

to the west end of a circular cutoff at the intersection of the easterly Right-of-way line of said Glenview Drive and the southerly Right-of-way Shadyview Dr. for a northerly corner of the herein described tract;

THENCE 36.95 feet along said cutoff by a circular curve to the right having the following parameters:

Radius = 23.60 feet  
Chord Bearing = N 57°42'30" E  
Chord Distance = 33.29 feet

to a northerly corner of the herein described tract;

THENCE 78.16 feet along the southerly Right-of-way line of said Shadyview Dr. by a circular curve to the left having the following parameters:

Radius = 952.79 feet  
Chord Bearing = S 79°47'18" E  
Chord Distance = 78.16 feet

to a point;

THENCE South 58°30'01" East, 286.08 feet along the southerly Right-of-way line of said Shadyview Dr. to the north end of a circular cutoff at the intersection of the southerly Right-of-way line of said Shadyview Dr. and the northwesterly Right-of-way line of Hillcrest Rd. for an easterly corner of the herein described tract;

THENCE 39.27 feet along said circular cutoff by a circular curve to the right having the following parameters:

Radius = 25.00 feet  
Chord Bearing = S 37°08'18" E  
Chord Distance = 35.36 feet

**Exhibit "A"**

to an easterly corner of the herein described tract;

THENCE South  $31^{\circ}30'00''$  West, 174.02 feet along the northwesterly Right-of-way line of said Hillcrest Dr. to the most easterly corner of Lot 3; Block 14, New City Block 11780, in the City of San Antonio, Bexar County, Texas, Hillcrest Subdivision Unit -1, recorded in Volume 5940, Page 179, Deed in the Deed and Plat Records, Bexar County, Texas;

THENCE North  $65^{\circ}22'00''$  West, 150.00 feet to northerly line of said Lot 3 for the most northerly corner of said Lot 3;

THENCE South  $31^{\circ}30'00''$  West, 65.00 feet along the westerly line of said Lot 3 for the most westerly corner of said lot 3;

THENCE South  $65^{\circ}22'00''$  East 25.00 feet along the southerly line of said Lot 3 to the lot northerly corner of a 0.32 Acre tract of land conveyed in Volume 12162, Page 1253, Official Public Records, Bexar County, Texas;

THENCE South  $31^{\circ}30'00''$  West, 125.00 feet along northwest line of said 0.32 Acre tract to a point in the northerly Right-of-way line of said Babcock Road for the most southerly southerly corner of the herein described tract;

THENCE North  $66^{\circ}21'43''$  West, 245.95 feet along the the northerly Right-of-way Babcock Dr. to the south end of said circular cutoff at the intersection of the easterly Right-of-way line of said Glenview Drive and the northerly Right-of-way line of said Babcock Road for the southwest corner of the herein described tract;

THENCE 39.27 feet along said cutoff by a circular curve to the right having the following parameters:

Radius = 25.00 feet  
Chord Bearing = N  $45^{\circ}00'00''$  E  
Chord Distance = 35.36 feet

to the POINT OF BEGINNING.

Stephen G. Cook  
Registered Professional Land Surveyor  
TBPLS Firm # 10005400  
TBPE Firm # F-184

SGCE # 999-778-476A



# **EXHIBIT “B”**



