

AN ORDINANCE 2019-04-04-0295

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 6.07 acres out of NCB 17971 from "O-1 AHOD" Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

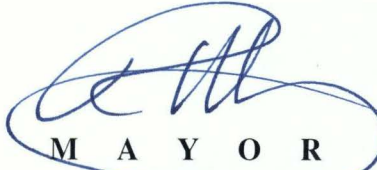
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

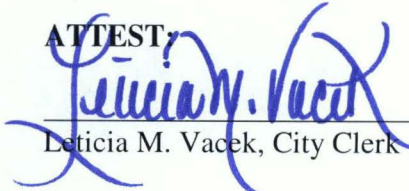
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective April 14, 2019.


**PASSED AND APPROVED** this 4<sup>th</sup> day of April 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-12 ( in consent vote: P-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, P-3, Z-12, Z-13 )</b>						
<b>Date:</b>	04/04/2019						
<b>Time:</b>	02:07:47 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700026 (Council District 7): Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 6.07 acres out of NCB 17971, located at 7719 Eckhert Road and 7735 Eckhert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600005)						
<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				
Art A. Hall	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”





**Elizondo & Associates**  
LAND SURVEYING & MAPPING, LLC.

5805 Callaghan Rd, Suite 109  
San Antonio, TX 78228  
Office: (210)375-4128  
FAX: (210)375-5130  
[www.elizondoassociates.com](http://www.elizondoassociates.com)

**"EXHIBIT A"**

3.23 ACRE TRACT OF LAND CONSISTING OF 1.114 ACRE OUT OF A 2.114 ACRE TRACT AS RECORDED IN VOLUME 6685, PAGE 692, DEED RECORDS OF BEXAR COUNTY, TEXAS, A 1.00 ACRE TRACT AS RECORDED IN VOLUME 6427, PAGE 938, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, A 1.114 ACRE TRACT AS RECORDED IN VOLUME 2475, PAGE 428, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 0.181 ACRE TRACT AS RECORDED IN VOLUME 5848, PAGE 1638, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.G. DE LOS SANTO SURVEY NO. 82, ABSTRACT NO. 664, NEW CITY BLOCK 17971, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDSAS FOLLOWS AND TO BE MADE A PART OF CORRESPONDING SURVEY ATTACHED HERETO.

**COMMENCING:** AT ½" IRON ROD FOUND AT THE SOUTH CORNER OF A 2.027 ACRE TRACT AS RECORDED IN VOLUME 5653, PAGE 776, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND THE NORTHWEST RIGHT-OF-WAY OF ECKHERT ROAD;

**THENCE:** ALONG THE NORTHWEST RIGHT-OF-WAY ECKHERT ROAD, S 40°50'28" W, A DISTANCE OF 60.00 FEET TO A CORNER OF A 60 FOOT STRIP OUT OF A 79.103 ACRE TRACT AS RECORDED IN VOLUME 2565, PAGE 92, DEED RECORDS OF BEXAR COUNTY, TEXAS FOR THE POINT OF BEGINNING OF THIS TRACT;

**THENCE:** ALONG THE NORTHWEST RIGHT-OF-WAY ECKHERT ROAD, S 40°50'28" W, A DISTANCE OF 150.60 FEET TO A 1/2" IRON ROD;

**THENCE:** N 48°13'44" W, A DISTANCE OF 262.54 FEET TO A 1/2" IRON ROD SET;

**THENCE:** S 40°56'36" W, A DISTANCE OF 153.02 FEET TO A 1/2" IRON ROD SET;

**THENCE:** ALONG THE NORTHEAST RIGHT-OF-WAY OF WOODCHASE DRIVE, N 48°21'24" W, A DISTANCE OF 320.26 FEET TO A 1/2" IRON ROD SET;

**THENCE:** DEPARTING THE NORTHEAST RIGHT-OF-WAY OF WOODCHASE DRIVE, N 40°56'36" E, A DISTANCE OF 303.00 FEET TO A POINT FOR THE NORTH CORNER OF THIS TRACT;

**THENCE:** S 48°21'09" E, A DISTANCE OF 582.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.23 ACRES OF LAND;

Corresponding plat prepared.

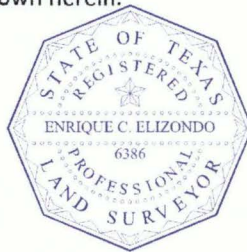
Project No. 4369



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I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



06/24/2016



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Enrique C. Elizondo, R.P.L.S. No. 6386

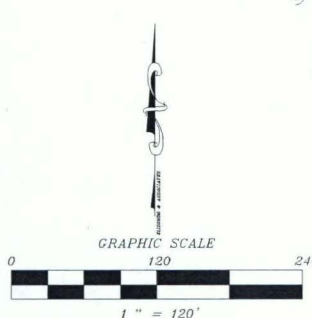
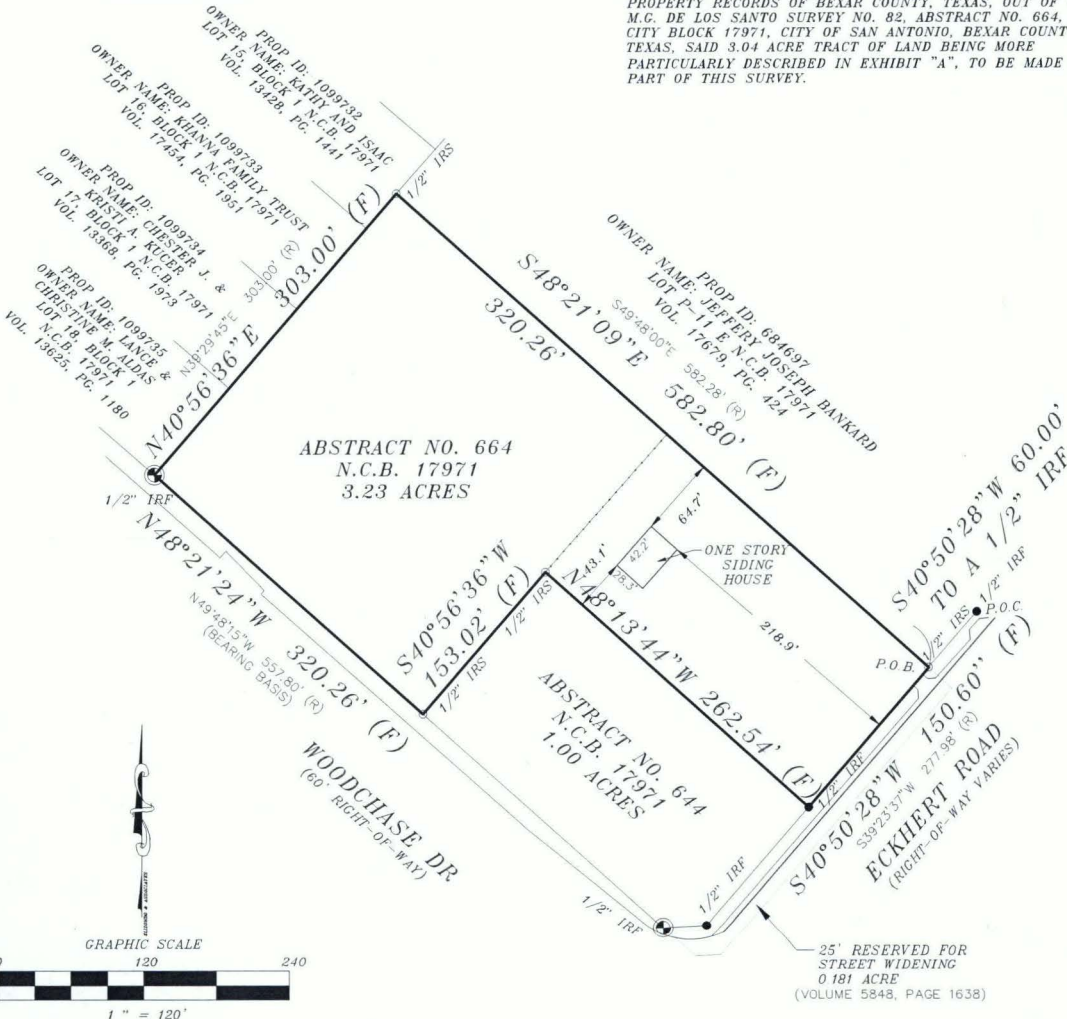


FLOOD ZONE INTERPRETATION. IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029 C, Panel No. 0240 C, which is Dated September 29, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or 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 <http://www.fema.gov/index.shtm>.

- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ CONTROL MONUMENTS
  - (R) RECORD BEARINGS
  - (F) FIELD BEARINGS
  - D.P.R.B.C.T. DEED / PLAT RECORDS, BEXAR COUNTY, TEXAS
  - D.P.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
  - CHAIN LINK FENCE

PROPOSED BORROWER: MANOHAR MIRYALA AND SREESHYLA SANGISETTI, MALLIKARJUN GANJI  
 TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY  
 C.F. No. 2-161922  
 PROPERTY ADDRESS: 7719 ECKHERT ROAD, SAN ANTONIO, TEXAS 78240

**LEGAL DESCRIPTION:**  
 3.23 ACRE TRACT OF LAND CONSISTING OF 1.114 ACRE TRACT OUT OF A 2.114 ACRE TRACT AS RECORDED IN VOLUME 6685, PAGE 692, DEED RECORDS OF BEXAR COUNTY, TEXAS, A 1.00 ACRE TRACT AS RECORDED IN VOLUME 6427, PAGE 938, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A 1.114 ACRE TRACT AS RECORDED IN VOLUME 2475, PAGE 428, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 0.181 ACRE TRACT AS RECORDED IN VOLUME 5848, PAGE 1638, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.C. DE LOS SANTO SURVEY NO. 82, ABSTRACT NO. 664, NEW CITY BLOCK 17971, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 3.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", TO BE MADE A PART OF THIS SURVEY.



Property Photograph  
 Drawn By: GS Job No.: 4369  
 Survey Date: 04/29/2016  
 Phone: (210) 375-4128 Fax: (210) 375-5130  
 5805 Callaghan Road, Suite 109  
 San Antonio, Texas 78228  
 TEXAS LICENSED SURVEYING  
 FIRM No. 10193884  
[www.elizondoassociates.com](http://www.elizondoassociates.com)



**Surveyor Notes:**

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY CITED IN, G.F. NO. 2-161922.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 6685, PG. 692, VOL. 1077, PG. 311, D.R.B.C.T. VOL. 6427, PG. 938, R.P.R.B.C.T. VOL. 2475, PG. 428, D.R.B.C.T. VOL. 5848, PG. 1638, R.P.R.B.C.T. CLERK'S FILE NO. 20060246728.
5. BASIS OF BEARING: TEXAS COORDINATE SYSTEM (4204), TEXAS SOUTH CENTRAL ZONE, NAD 83

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 30th day of April, 2016.

*Enrique C. Elizondo*  
 Enrique C. Elizondo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6386





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**"EXHIBIT A"**

A 0.8150 acre, more or less, tract of land situated in the M.G. Los Santos Survey No. 82, Abstract 664, Bexar County, Texas, being out of a 79.103 acre tract conveyed by and more particularly described in deed recorded in Volume 2565, Page 92, Real Property Records, Bexar County, Texas, Said tract being described as a reserved easement in dated June 28, 1957, recorded in Volume 4039, Page 437, Deed Records, Bexar County, Texas, Said 0.8150 acre tract of land being more particularly described as follows:

**COMMENCING:** At a 1/2 inch iron rod found at the intersection of the northerly right of way line of Woodchase Drive (60' right-of-way) with the westerly right-of-way line of Eckhert Road(a variable width right-of-way);

**THENCE:** with the westerly right-of-way line of Eckhert Road (a variable width right-of-way), N 40°50'28" E, a distance of 277.88', to the **POINT OF BEGINNING** and the southwest corner of the herein described tract of land;

**THENCE:** N 48°26'11" W, a distance of 581.45' to a 1/2" iron rod set with cap, "Elizondo 6386" at the northwest corner of this tract;

**THENCE:** N 40°51'49" E, a distance of 59.53' to a 1/2" iron rod set with cap, "Elizondo 6386" at the northeast corner of this tract;

**THENCE:** S 48°26'11" E, a distance of 582.00' to a 1/2" iron rod set with cap, "Elizondo 6386" at the southeast corner of this tract;

**THENCE:** S 41°23'53" W, a distance of 59.53' to the **POINT OF BEGINNING**, and containing 0.8150 acres of land, more or less.

Corresponding plat prepared.

Project No. 4586



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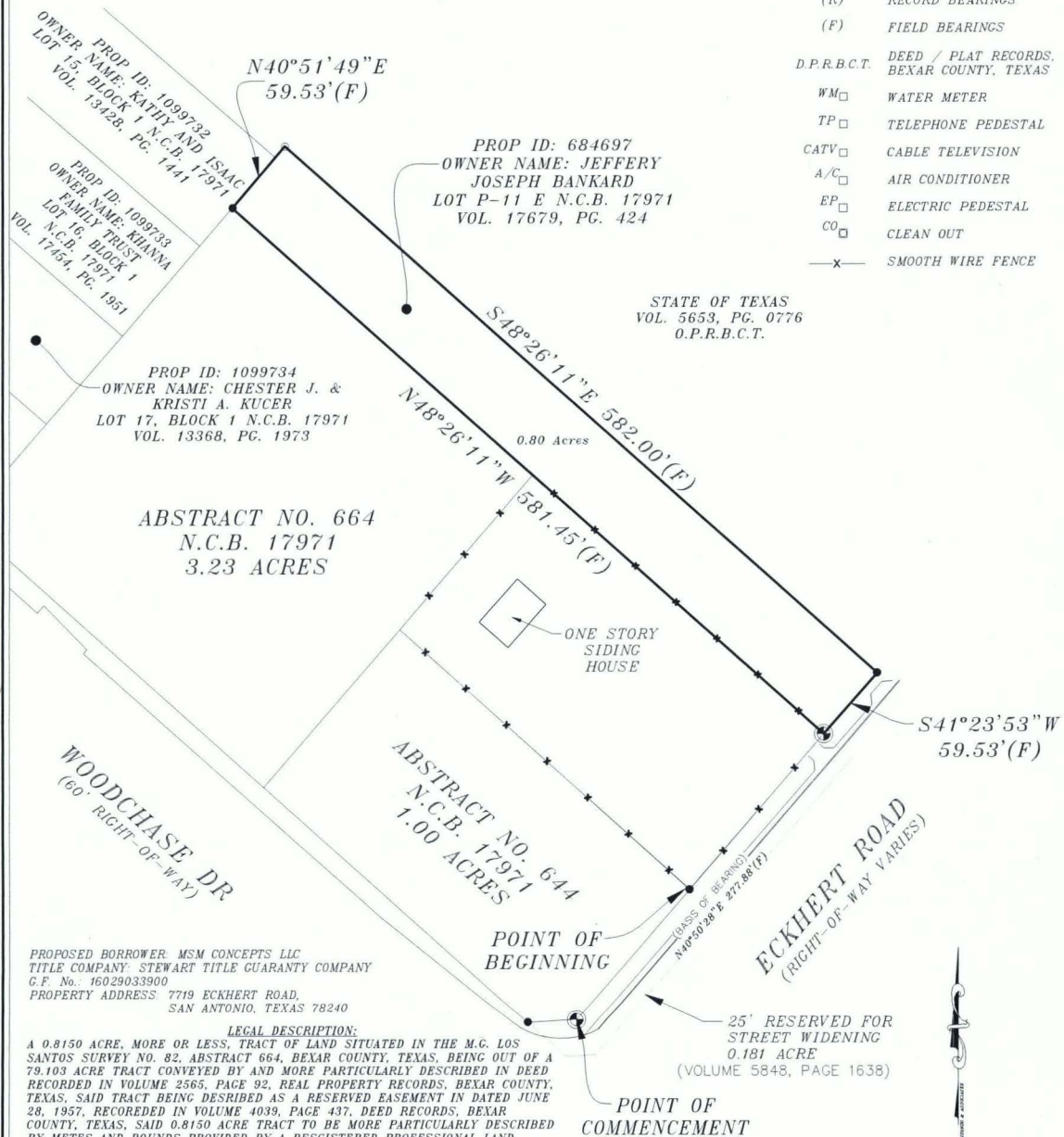


8/9/2016



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  - 1/2" IRON ROD SET
  - ⊙ CONTROL MONUMENTS
  - (R) RECORD BEARINGS
  - (F) FIELD BEARINGS
  - D.P.R.B.C.T. DEED / PLAT RECORDS, BEXAR COUNTY, TEXAS
  - WM ☐ WATER METER
  - TP ☐ TELEPHONE PEDESTAL
  - CATV ☐ CABLE TELEVISION
  - A/C ☐ AIR CONDITIONER
  - EP ☐ ELECTRIC PEDESTAL
  - CO ☐ CLEAN OUT
  - x— SMOOTH WIRE FENCE



Drawn By: RT Job No.: 4498  
Survey Date: 8/3/2016  
Phone: (210) 375-4128 Fax: (210) 375-5130  
5805 Callaghan Road, Suite 109  
San Antonio, Texas 78228  
TEXAS LICENSED SURVEYING  
FIRM No. 10193864  
[www.elizondosassociates.com](http://www.elizondosassociates.com)



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TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, (4204), NAD. 83.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 9th day of August 2016.

*Enrique C. Elizondo*  
Enrique C. Elizondo  
Registered Professional Land Surveyor  
Texas Registration No. 6386

