

ORDINANCE 2019-10-17-0863

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 0.402 acres out of NCB 3598 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office.

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.

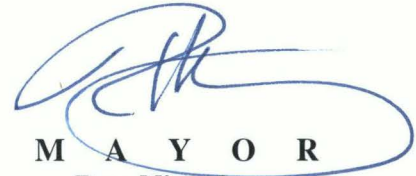
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 October 27, 2019.

PASSED AND APPROVED this 17th day of October, 2019.



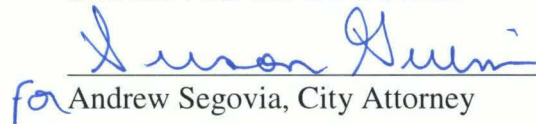
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: P-1, Z-3, Z-4, Z-6, Z-7, Z-9, Z-10, Z-13, P-4, Z-14, Z-16, Z-17)						
Date:	10/17/2019						
Time:	03:07:16 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700236 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on 0.402 acres out of NCB 3598, located at 1506 Camaron Street and 1510 Camaron Street. Staff recommends Approval. Zoning Commission recommendation pending the October 15, 2019 hearing.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x			x	
Rebecca Viagran	District 3	x					
Adriana Rocha Garcia	District 4		x				x
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7	x					
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
10/17/2019
Z-6

EXHIBIT "A"

METES AND BOUNDS

Z-2019-10700236 CD

Being 0.192 acres of land, more or less, out of Lot 9, New City Block 3598, Borchers Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, **SAVE AND EXCEPT** that 0.006 acre tract conveyed to the State of Texas recorded in Volume 4719, Page 515, Official Public Records, Bexar County, Texas, said 0.192 acres being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 11102, Page 1489, Official Public Records, Bexar County, Texas, said 0.192 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (monument of record dignity) for the southwest corner of the Miguel Angel Rocha Soria Tract (Volume 8203, Page 667), same being the southeast corner of the San Antonio Positive Solutions, inc 1.60 acres (Volume 15917, Page 791), and on the North Right-of-Way line of W. Poplar Street, same also being the **POINT OF COMMENCEMENT**;

THENCE along the North Right-of-Way line of said W. Poplar Street, North 70 degrees 33 minutes 34 seconds West, a distance of 156.51 feet (called 156 feet) to a point for the southwest corner of Lot 7 of said Borchers Subdivision and the southeast corner of the Raul Zandejas, et ux Tract (Volume 1414, Page 832);

THENCE along the line common to said Lot 7 and said Zandejas Tract, North 19 degrees 26 minutes 26 seconds East, a distance of 88.07 feet (called 88.00 feet) to a point from which a metal post bears, North 49 degrees 59 minutes 46 seconds West, 0.54 feet, said point being the southeast corner of this 0.192 acres, same being the southeast corner of said Lot 9 and the northeast corner of said Zandejas Tract and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.192 acres and said Zandejas Tract, North 68 degrees 35 minutes 13 seconds West (called North 68 degrees 49 minutes 07 seconds West), a distance of 159.81 feet to a point from which a metal post bears, North 35 degrees 38 minutes 44 seconds West, 1.27 feet, said point being the southwest corner of this 0.192 acres, same being the northwest corner of the Adelfa B. Zavala Tract (Volume 8024, Page 1970) and on the East Right-of-Way line of Camaron Street;

THENCE along the East Right-of-Way line of said Camaron Street, the following courses and distances:


North 31 degrees 10 minutes 23 seconds West (called North 31 degrees 23 minutes 37 seconds West), a distance of 38.67 feet to a point for an angle corner,

North 01 degrees 28 minutes 10 seconds East (called North 01 degrees 14 minutes 56 seconds East), a distance of 25.00 feet to a metal post found for the northwest corner of this 0.192 acres, same being the northwest corner of said Lot 9 and the southwest corner of Lot 8 of said Borchers Subdivision;

THENCE along the line common to this 0.192 acres and said Lots 8 and 9, South 67 degrees 43 minutes 29 seconds East (called South 67 degrees 56 minutes 43 seconds East), a distance of 198.00 feet to a metal post found for the northeast corner of this 0.192 acres, same being the northeast corner of said Lot 9 and the southeast corner of said Lot 8, same also being on the West boundary of said Lot 7;

THENCE along the line common to this 0.192 acres and said Lot 7, South 20 degrees 00 minutes 37 seconds West (called South 19 degrees 47 minutes 23 seconds West), a distance of 44.03 feet (called 44.00 feet) to the **POINT OF BEGINNING**;

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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 21, 2018.

METES AND BOUNDS

Being 0.210 acres of land, more or less, being all of Lots 10 and 11, New City Block 3598, Borchers' Subdivision, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Deed Without Warranty recorded in Volume 8024, Page 1970, Official Public Records, Bexar County, Texas, SAVE AND EXCEPT the East 45 feet of Lots 10 and 11 recorded in Volume 1414, Page 832, Official Public Records, and that 0.137 acre tract dedicated to the State of Texas in Volume 3341, Page 1434, Official Public Records, Bexar County, Texas, said 0.210 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of Lot 8 of said Borchers' Subdivision, same being the northwest corner of the Brett A. Thomas Tract (Volume 11102, Page 1489) and the northwest corner of Lot 9 of said Borchers' Subdivision, same also being on the East Right-of-Way line of Camaron St. and the POINT OF COMMENCEMENT;

THENCE along the West Right-of-Way line of said Camaron St., the following courses and distances:

South 01 degrees 17 minutes 49 seconds West, a distance of 50.00 feet to a point for the southwest corner of said Lot 8, same being the northwest corner of said Lot 9 and said Thomas Tract;

South 01 degrees 14 minutes 56 seconds West, a distance of 25.00 feet to a point for an angle corner;

South 31 degrees 59 minutes 10 seconds East (called South 31 degrees 23 minutes 37 seconds East), a distance of 38.72 feet (called 38.67 feet) to a point from which a 3 inch metal post bears, North 58 degrees 41 minutes 13 seconds East, 0.73 feet, said point being the northwest corner of this 0.210 acres, same being the southwest corner of said Thomas Tract and the POINT OF BEGINNING;

THENCE along the line common to this 0.210 acres and said Thomas Tract, South 68 degrees 44 minutes 37 seconds East, a distance of 116.70 feet to a point from which a 3 inch metal post bears, South 37 degrees 53 minutes 59 seconds East, 0.55 feet, said point being the northeast corner of this 0.210 acres, same being the northwest corner of the Raul Zendejas, et ux East 45 feet of Lots 10 and 11 (Volume 1414, Page 832);

THENCE along the line common to this 0.210 acres and said Zendejas Tract, South 19 degrees 13 minutes 12 seconds West, 96.60 feet to a point from which a 1 inch iron pipe found bears, North 11 degrees 32 minutes 05 seconds East, 3.72 feet, a 1/2 inch iron rod found (monument of record dignity) found for the southeast corner of Lot 5 of said Borchers' Subdivision bears, South 70 degrees 46 minutes 48 seconds East, 210.00 feet, said point being the southeast corner of this 0.210 acres, same being the southwest corner of said Zendejas Tract and at the intersection of the North Right-of-Way line of W. Poplar Street and the northeast Right-of-Way line of Camaron St.;

THENCE along the northeast Right-of-Way line of said Camaron St. North 31 degrees 59 minutes 10 seconds West (called North 31 degrees 23 minutes 37 seconds West), a distance of 149.63 feet (called 147.30 feet) to the POINT OF BEGINNING, and containing 0.210 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
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 14, 2019.



SG/lj
10/17/2019
Z-6

EXHIBIT "B"

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. 48029C, Panel No. 0385 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor 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 <http://mac.fema.gov/portal>.

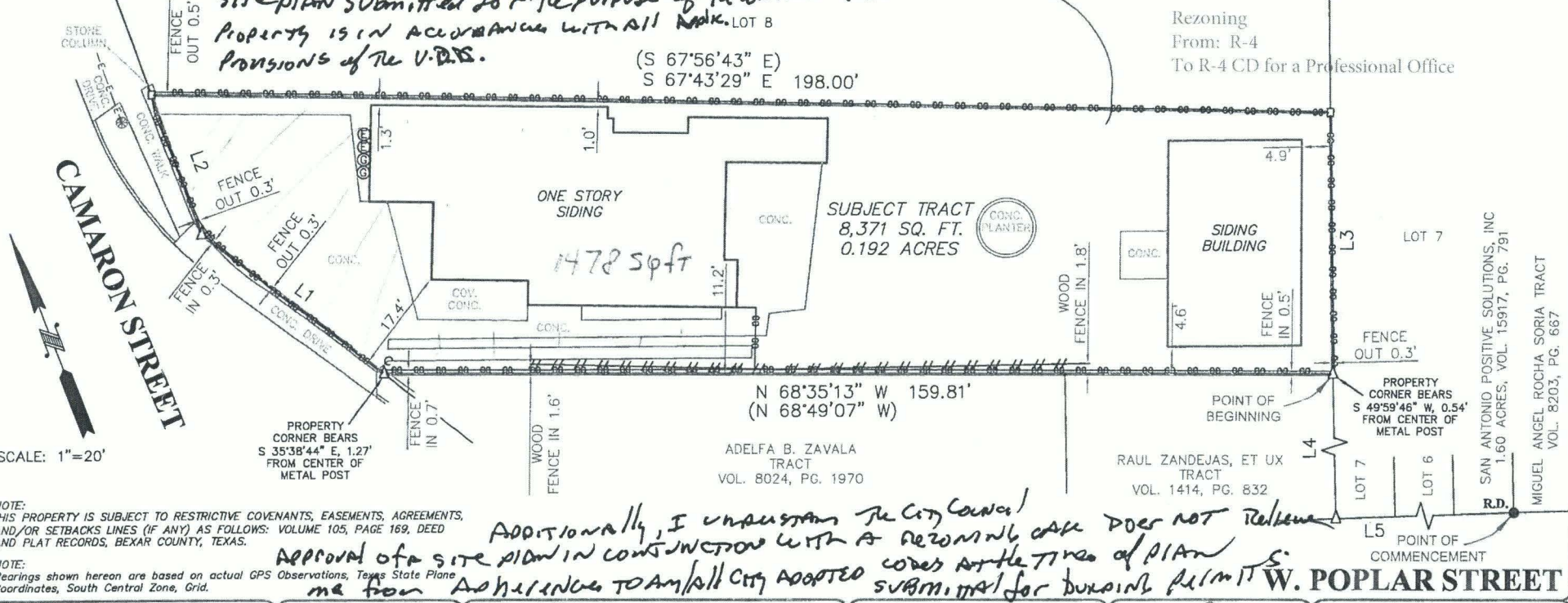
LINE	BEARING	DISTANCE
L1	N 31°10'23" W (N 31°23'37" W)	38.67'
L2	N 01°28'10" E (N 01°14'56" E)	25.00'
L3	S 20°00'37" W (S 19°47'23" W)	44.03' (44.00')
L4	N 19°26'26" E	88.07' (88.00')
L5	N 70°33'34" W	156.51' (156')

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

I, Susan Hammond, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all provisions of the U.D.S.

(S 67°56'43" E)
S 67°43'29" E 198.00'

Rezoning
From: R-4
To R-4 CD for a Professional Office



NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACKS LINES (IF ANY) AS FOLLOWS: VOLUME 105, PAGE 169, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

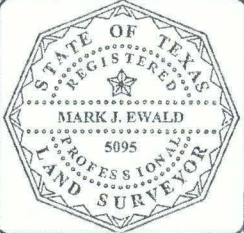
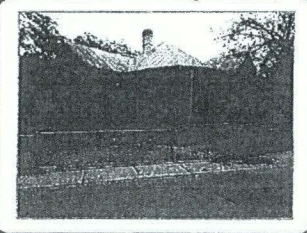
Additionally, I understand the City Council approval of a site plan in conjunction with a rezoning case does not require adherence to any/all city adopted codes at the time of plan submission for business permit.

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BORNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊖ = POWER POLE
 - ⊕ = METAL POST AT CORNER
 - ⊗ = ELECTRIC METER
 - ⊘ = OVERHEAD ELECTRIC
 - ⊙ = GAS METER
 - ⊚ = WOOD FENCE
 - ⊛ = CHAIN LINK FENCE

Property Address: 1510 CAMARON STREET
Property Description:
Being 0.192 acres of land, more or less, out of Lot 9, New City Block 3598, Borchert Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that 0.006 acre tract conveyed to the State of Texas recorded in Volume 4719, Page 515, Official Public Records, Bexar County, Texas, said 0.192 acres being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 11102, Page 1489, Official Public Records, Bexar County, Texas, said 0.192 acres being more particularly described by metes and bounds attached hereto.
Owner: EQUITY TRUST CUSTODIAN FBO SUSAN HAMMOND



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. SAT-03-4000031800644-SA

DRAWN BY: JB
JOB NO. 86262

TITLE COMPANY: ALAMO TITLE

DATE: 11/21/2018

Z-2019-10700236 CD - 1510 Camaron Street

Exhibit "B"

