

ORDINANCE 2022-12-15-1018

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 0.6979 acres out of NCB 2523, located at 1722 South Zarzamora Street and 635 Hazel Street, from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

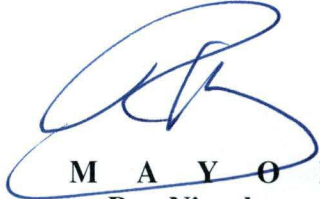
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 December 25, 2022.

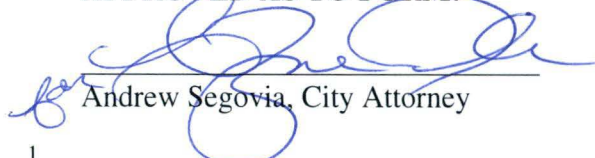
**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2022.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 15, 2022

23.

**2022-12-15-1018**

ZONING CASE Z-2022-10700295 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.6979 acres out of NCB 2523, located at 1722 South Zarzamora Street and 635 Hazel Street. Staff and Zoning Commission recommend Approval.

Councilmember Bravo moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Gallagher
<b>Absent:</b>	McKee-Rodriguez, Sandoval

# EXHIBIT “A”



**EXHIBIT "A"**  
**METES & BOUNDS DESCRIPTION**

BEING A 0.6979 ACRES OF LAND, OUT OF LOTS 3,4,13,14,15,16, AND 17, TRACT A, BLOCK A, NEW CITY BLOCK 2523, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. AND BEING THE SAME PROPERTY CONVEYED TO COLEBANK INVESTMENTS, INC, AS "TRACT 1" SOUTH IRREGULAR 89.4 FEET OF THE WEST 225 FEET OF TRACT A AND THE WEST 335 FEET OF THE EAST 447 FEET OF TRACT A, BLOCK A, NEW CITY BLOCK 2523, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN DOCUMENT #20210308384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, at a set PK nail, a point in the intersection of north Right-of-Way line of Hazel Ave. (Called 55.6' R.O.W.) and east Right-of-Way line of S. Zarzamora St. (Variable Width R.O.W.), the southwest corner of herein described tract and the **POINT OF BEGINNING**;

**THENCE**, N 06°13'07" E, a distance of 89.74 feet, with the said east Right-of-Way line of S. Zarzamora St., to a set PK nail, marking the southwest corner of Lot 30, N.C.B. 2523, recorded in Vol. 3955, Pg. 424, Deed and Plat Records of Bexar County, Texas, an angle point of the herein described tract;

**THENCE** with the common line of said Lot 30 and the herein described tract, the following (2) courses and distances:

1. S 84°15'31" E, a distance of 125.13 feet, to a ½" set iron rod;
2. N 06°13'07" E, a distance of 102.00 feet, to a ½" set iron rod, marking the northeast corner of Lot 29, N.C.B. 2523, recorded in Vol. 3851, Pg. 136, Deed and Plat Records of Bexar County, Texas, the common corner of Lot 31 and Lot 32, N.C.B. 2523, recorded in Vol. 3975, Pg. 250, Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

**THENCE**, S 84°15'31" E, a distance of 100.00 feet, with the common line of said Lot 32 and the herein described tract, to a ½" set iron rod, marking the southeast corner of said Lot 32, a point in the west line of Lot 34, N.C.B. 2523, recorded in Vol. 9527, Pg. 142, Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

**THENCE**, S 06°13'07" W, a distance of 191.74 feet, with the common line of said Lot 34 and the herein described tract, to a ½" set iron rod, marking a point in the said north Right-of-Way line of Hazel Ave., the southeast corner of the herein described tract;

**THENCE**, N 84°15'31" W, a distance of 225.14 feet, with the said north Right-of-Way line of Hazel Ave., to the **POINT OF BEGINNING**, containing 0.6979 acres more or less.

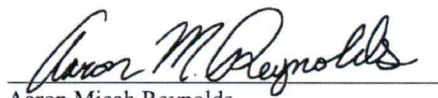
Basis of Bearing: Texas South Central Zone, NAD 83  
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS       §

September 6, 2022

COUNTY OF HAYS       §

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.

  
Aaron Micah Reynolds,  
Registered Professional Land Surveyor  
Registration No. 6644

