

ORDINANCE

2023-02-02-0069

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.

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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 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue, from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Lackland Military Lighting Overlay Military Lighting Region 1 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 February 12, 2023.

PASSED AND APPROVED this 2nd day of February, 2023.


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
February 2, 2023

17.

2023-02-02-0069

ZONING CASE Z-2022-10700312 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600105)

Councilmember Castillo moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Pelaez, Courage, Perry

Absent: DISTRICT 7

AZJ
02/02/2023
Item No. 17

EXHIBIT "A"

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEY NO. 5904
14384 HUBER RD.
SEGUIN, TX 78155

STATE OF TEXAS
COUNTY OF BEXAR

0.41 ACRE
2950 WEIR AVE.

A 0.41 ACRE TRACT BEING A PART OF LOT 4 OUT OF THE ORIGINAL CITY LOT 5 IN RANGE 2, DISTRICT 6, AND BEING THAT SAME TRACT OF LAND CALLED LOT 4A, NEW CITY BLOCK 11316, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS IN DOCUMENT NO. 20030302538 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 6235, PAGE 858 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 0.018 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 4717, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the south right-of-way line of Weir Ave. (variable width right-of-way) for the southeast corner of said 0.018-acre tract, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 06°23'00" W, with the south right-of-way line of Weir Ave., passing at a distance of 5.00 feet a nail found in a tree for an angle point in the north line of Lot 20, St. John Berchmans Subdivision according to the map or plat thereof recorded in Volume 5700, Page 207 of the Deed and Plat Records of Bexar County, Texas, and continuing with the common of this tract and said Lot 20, a distance of **114.60 feet** to a ½" iron rod set for the southeast corner of this herein described tract;

THENCE continuing with the common lines of this tract and said Lot 20, the following two (2) courses and distances:

1. **N 83°00'41" W**, a distance of **154.00 feet** to a ½" iron rod found for the southwest corner of this herein described tract and an angle point in the north line of said Lot 20;
2. **N 06°23'00" E**, a distance of **114.60 feet** to a ½" iron rod set in the south right-of-way line of Weir Ave. for the southwest corner of said 0.018-acre tract, same being the northwest corner of this herein described tract;

THENCE, S 83°00'41" E, with the north right-of-way line of Weir Ave., a distance of **154.00 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.41 of one acre (7,647 square feet) of land, more or less, within these metes and bounds.

All field bearings are referenced to the North American Datum of 1983 (NAD83) Horizontal Datum, Texas State Plane Coordinate System, South Central Zone.

I hereby certify that this survey was performed upon the ground July 24, 2022, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904

