

ORDINANCE 2022-12-01-0918

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 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road, from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial 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 11, 2022.

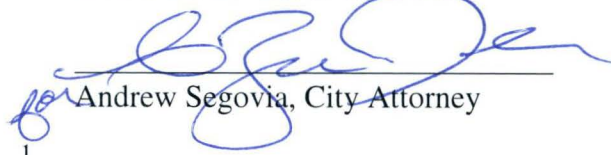
PASSED AND APPROVED this 1st day of December, 2022.


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 1, 2022

6.

2022-12-01-0918

ZONING CASE Z-2022-10700247 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600092)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Sandoval, Courage

Abstain: Gallagher

Absent: McKee-Rodriguez, Pelaez

Exhibit “A”

STATE OF TEXAS
COUNTY OF BEXAR

Z-2022-10700247/
PA-2022-11600092

Job No. 58847-0006
September 6, 2022

0.363 ACRE TRACT

DESCRIPTION of a 0.363 acre tract of land within the City of San Antonio, Bexar County, Texas, being Lot 32, New City Block 7263 according to the correction plat of Lots 1 Thru 10, N.C.B. 12489 & Lot 32, N.C.B. 7263 as recorded in Volume 3975, Page 77 of the Deed and Plat Records of Bexar County Texas, Save and Except that portion of said Lot 32 conveyed to the City of San Antonio for Blanco Road right-of-way by deed recorded in Volume 14928, Page 2333 of the Official Public Records of Bexar County, Texas, in all said 0.363 acre tract being more particularly described as follows:

BEGINNING at a mag nail with Brown Engineering washer found at the southwest intersection corner of the south right-of-way line of Santa Monica Street (a 55 foot wide right-of-way according to said correction plat) and the west line of a drainage alley (a 30 foot wide right-of-way according to said correction plat), at the northeast corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said drainage alley, South $00^{\circ} 10' 47''$ East, 76.72 feet to the northeast corner of Lot 30, N.C.B. 7263 according to the plat recorded in Volume 3025, Page 129-130, said Deed and Plat Records and the southeast corner of this tract,

THENCE departing said drainage alley, South $89^{\circ} 49' 13''$ West, 172.36 feet to a point on the common east right-of-way line of Blanco Road (a varying width right-of-way) and east line of the City of San Antonio Tract described in said Volume 14928, Page 2333, at the current northwest corner of said Lot 30 and southwest corner of this tract,

THENCE along the said common east right-of-way line, North $02^{\circ} 30' 12''$ East, 61.72 feet to a point and North $00^{\circ} 18' 03''$ West, 26.87 feet to the south cut-back corner of the intersection of Blanco Road and Santa Monica Street,

THENCE North $50^{\circ} 39' 02''$ East, 26.18 feet to the north corner of said cut-back,

THENCE along the common south right-of-way line of said Santa Monica Street and the south line of said City of San Antonio Tract, South $78^{\circ} 11' 03''$ East, 17.75 feet to a point and North $11^{\circ} 54' 14''$ East, 3.58 feet to a re-entry corner on the original south right-of-way line of said Santa Monica Street, at the northern most corner of this tract

THENCE South $78^{\circ} 03' 45''$ East, 134.11 feet to the POINT OF BEGINNING.

CONTAINING in all 0.363 acres or 15,823 square feet of land more or less.



MAVERICK LAND SURVEYING CO.

A handwritten signature in blue ink that reads "Jacob W. Oder".

Jacob W. Oder, R.P.L.S., Texas No. 5846

Attachment "II"
Exhibit "A"