

AN ORDINANCE 2014-01-16-0041

**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 3.27 acres out of Parcel 4, NCB 18820 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "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 January 26, 2014.

**PASSED AND APPROVED** this 16th day of January 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vaca, City Clerk

**APPROVED AS TO FORM:**

  
For Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-14 ( in consent vote: Z-2, P-3, Z-9, P-4, Z-10, Z-12, Z-13, Z-14, Z-15, Z-17 )
<b>Date:</b>	01/16/2014
<b>Time:</b>	02:14:48 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014027 (District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.27 acres out of Parcel 4, NCB 18820 located on a portion of the 9500 Block of Westover Hills Boulevard. Staff and Zoning Commission recommend approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Carlton Soules	District 10		x				

FIELD NOTES  
FOR

A 3.270 acre, or 142,453 square feet more or less, tract of land out of a 8.713 acre tract of land described as "Tract C" in conveyance to Westover Hills Development Partners, L.P. described in a Special Warranty Deed recorded in Volume 5191, Pages 963-1006 of the Official Public Records of Real Property of Bexar County, Texas. Said 3.270 acres being out of B.B.B. & C.R.R Survey No. 403, Abstract 100, County Block 4419, now in New City Block 18820, in the City of San Antonio, Bexar County, Texas. Said 3.270 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found Rail Road Spike, the on southeast right-of-way line of Westover Hills Boulevard, a 110-foot wide right-of-way, dedicated in Westover Hills, Unit-1A recorded in Volume 9511, Pages 40-45 of the Deed and Plat Records of Bexar County, Texas, at the west corner of Lot 1, Block 2, Westover Hills Assembly of God Subdivision, recorded in Volume 9523, Page 170 of the Deed and Plat Records of Bexar County, Texas, the north corner of said "Tract C";

**THENCE:** Departing the southeast right-of-way line of said Westover Hills Boulevard, along and with the common line between said Lot 1 and said Tract "C", the following bearings and distances:

S 42°35'44" E, a distance of 377.55 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson", and

N 65°59'01" E, a distance of 243.02 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the southwest line of Lot 28, Block 2, New City Block 18820, Westover Hills Assembly of God recorded in Volume 9542, Page 125 of the Deed and Plat Records of Bexar County, Texas, the east corner of said Lot 1, the northeastern most corner of said "Tract C";

**THENCE:** Along and with the common line between said Lot 28, and said "Tract C", the following bearings and distances:

S 24°01'03" E, a distance of 23.35 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson", and

S 23°56'36" E, a distance of 26.65 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

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THENCE: Departing the southwest line of said Lot 28, over and across said "Tract C", the following bearings and distances:

S 34°57'46" W, a distance of 327.29 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson", and

S 62°14'11" W, a distance of 150.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Raba Drive, formerly Misty Rock, a 60-foot wide right-of-way dedicated in Westover Hills, Unit 1-B recorded in Volume 9517, Pages 64-67 of the Deed and Plat Records of Bexar County, Texas, the west line of said "Tract C";

THENCE: Along and with the east right-of-way line of said Raba Drive, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 62°14'11" W, a radius of 1601.31 feet, a central angle of 14°49'54", a chord bearing and distance of N 35°10'46" W, 413.36 feet, for an arc length of 414.52 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 42°35'44" W, a distance of 99.57 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the south end of a curve at the southeast corner of the intersection of said Westover Hills Boulevard and said Raba Drive;

THENCE: Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 02°24'16" E, 35.36 feet, for an arc length of 39.27 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson" at the point of tangency;

THENCE: N 47°24'16" E, along and with the southeast right-of-way line of said Westover Hills Boulevard, a distance of 171.86 feet to the POINT OF BEGINNING, and containing 3.270 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9212-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 29, 2013  
JOB NO. 9212-13  
DOC. ID. N:\Survey\13\13-9200\9212-13\Word\9212-13.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

