

ORDINANCE

2020-08-06-0491

**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 202.807 acres out of CB 4007, from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MXD AHOD" Mixed Use 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.

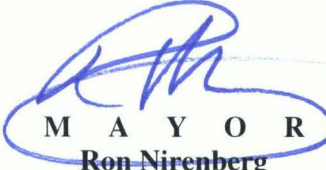
SECTION 3. The City council approves the Mixed Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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.

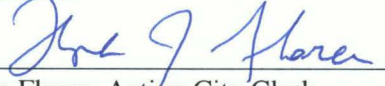
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective August 16, 2020.

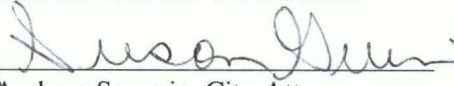
PASSED AND APPROVED this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

August 06, 2020

Item: Z-11

Enactment Number:

File Number: 20-3614

2020-08-06-0491

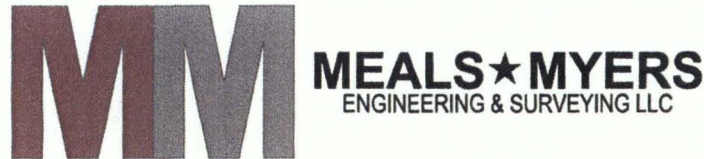
ZONING CASE Z-2020-10700036 (Council District 3): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 202.807 acres out of CB 4007, generally located between the 11900-12600 Block of IH-37 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600008)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
08/06/2020
Item No. Z-11

Exhibit “A”

STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
202.807 ACRE TRACT**

Being a 202.807 acre tract of land lying in the J. Montes Survey, Abstract 11, County Block 4007, Bexar County, Texas, said 202.807 acre tract being the same 202.801 acre tract of land as described in a Special Warranty Deed to Nabors Drilling Technologies, Inc., dated January 13, 2017, and recorded in Volume 18307, Page 1069, Official Public Records of Bexar County, Texas; said 202.807 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found at the intersection of the southwest right-of-way line of Old Corpus Christi Highway (a 70' wide right-of-way) and the southeast right-of-way line of Chive Drive (a 60' wide right-of-way) for the east corner of the Granite LLC Subdivision recorded in Volume 9665, Page 82, Deed and Plat Records of Bexar County, Texas, the **PLACE OF BEGINNING**, and the north corner of the herein described 202.807 acre tract;

THENCE: along the southwest right-of-way line of the aforementioned Old Corpus Christi Highway, S40°12'34"E, a distance of 1,311.44 feet (Record – S40°13'10"E~1,311.36') to a 3/4" iron pipe found for an angle point and S23°33'43"E, a distance of 1,123.08 feet (Record – S23°33'10"E~1,122.99') to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for the north end of a cutback line at the intersection of said Old Corpus Christi Highway and the northwest right-of-way line of Donop Road (a 60' wide right-of-way) for an angle point of the herein described 202.807 acre tract;

THENCE: along the aforementioned cutback line, S05°06'21"W, a distance of 87.29 feet (Record – S05°06'09"W~87.28') to 1/2" iron rod found for the south end of said cutback line and an angle point of the herein described 202.807 acre tract;

THENCE: along the northwest right-of-way line of the aforementioned Donop Road the following three (3) courses and distances:

S34°01'31"W, a distance of 478.38 feet (Record – S34°01'17"W~478.55') to a 1/2" iron rod found for an angle point,

S35°43'15"W, a distance of 880.51 feet (Record – S35°44'08"W~880.49') to a 5/8" iron rod found for an angle point, and

S35°46'38"W, a distance of 1,467.43 feet (Record – S35°46'05"W~1,467.35') to a 1/2" iron rod found for the east corner of Lot 2, Block 5 of the Amega West Subdivision recorded in Volume 9658, Pages 107-109, Deed and Plat Records of Bexar County, Texas, and the south corner of the herein described 202.807 acre tract;

Exhibit "A"

Z-2020-10700036
PA-2020-11600008

THENCE: along the northeast line of the aforementioned Lot 2, Block 5, N54°06'00"W, a distance of 1,701.21 feet (Record – N54°05'47"W~1,701.31') to a point in the east right of way line of Interstate Highway 37 (a 380' wide right-of-way) for the west corner of said Lot 2, Block 5 and the southwest corner of the herein described 202.807 acre tract, from which a 1/2" iron rod found bears N54°06'00"W, a distance of 0.12 feet;

THENCE: along the east right-of-way line of the aforementioned Interstate Highway 37 the following four (4) courses and distances:

N02°05'51"E, a distance of 1,292.15 feet (Record – N02°05'47"E~1,292.33') to a Texas Department of Transportation Type I concrete right-of-way monument found for an angle point,

N00°15'20"W, a distance of 442.79 feet (Record – N00°10'17"W~442.34') to a Texas Department of Transportation Type I concrete right-of-way monument found for an angle point,

N04°43'53"W, a distance of 516.32 feet (Record – N04°45'36"W~516.48') to a 1/2" iron rod found for an angle point, and

N09°37'12"W, a distance of 280.21 feet (Record – N09°37'06"W~280.24') to a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" for the south corner of Lot 2, Block 2 of the aforementioned Granite LLC Subdivision and the west corner of the herein described 202.807 acre tract;

THENCE: leaving the east right-of-way line of the aforementioned Interstate Highway 37, along the southeast line of the aforementioned Lot 2, Block 2, N61°26'40"E, a distance of 474.45 feet (Record – N16°26'41"E~474.50') to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" in the north right-of-way line of the aforementioned Chive Drive for a point of curvature of a curve to the left and a north corner of the herein described 202.807 acre tract;

THENCE: along the south and southeast right-of-way line of the aforementioned Chive Drive the following seven (7) courses and distances:

an arc distance of 264.83 feet with said curve to the left having a radius of 60.00 feet, a delta angle of 252°53'43", and a chord which bears S65°00'37"E, a distance of 96.53 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of reverse curvature of a curve to the right,

an arc distance of 31.81 feet with said curve to the right having a radius of 25.00 feet, a delta angle of 72°53'43", and a chord which bears, N24°59'23"E, a distance of 29.70 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of tangency,

N61°26'14"E, a distance of 598.05 feet (Record – N61°26'41"E~598.05) to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of curvature of a curve to the right,

an arc distance of 30.77 feet with said curve to the right having a radius of 25.00 feet, a delta angle of 70°31'47", and a chord which bears S83°17'58"E, a distance of 28.87 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of revers curvature of a curve to the left,

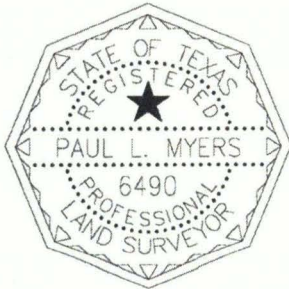
an arc distance of 123.10 feet with said curve to the left having a radius of 50.00 feet, a delta angle of $141^{\circ}03'27''$, and a chord which bears $N61^{\circ}26'12''E$, a distance of 94.28 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of reverse curvature of a curve to the right,

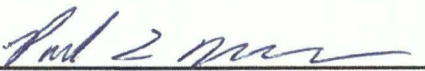
an arc distance of 30.77 feet with said curve to the right having a radius of 25.00 feet, a delta angle of $70^{\circ}31'46''$, and a chord which bears $N26^{\circ}10'21''E$, a distance of 28.87 feet to a 1/2" iron rod found with plastic cap stamped "PAPE DAWSON" for a point of tangency, and

$N61^{\circ}26'14''E$, a distance of 691.97 feet (Record – $N61^{\circ}26'41''E \sim 691.68'$) to the **PLACE OF BEGINNING** and containing 202.807 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. (Record-), Record calls taken from Volume 18307, Page 1069, Official Public Records of Bexar County, Texas.
 3. A survey plat of even date accompanies this Field Note Description.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in November 2019.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

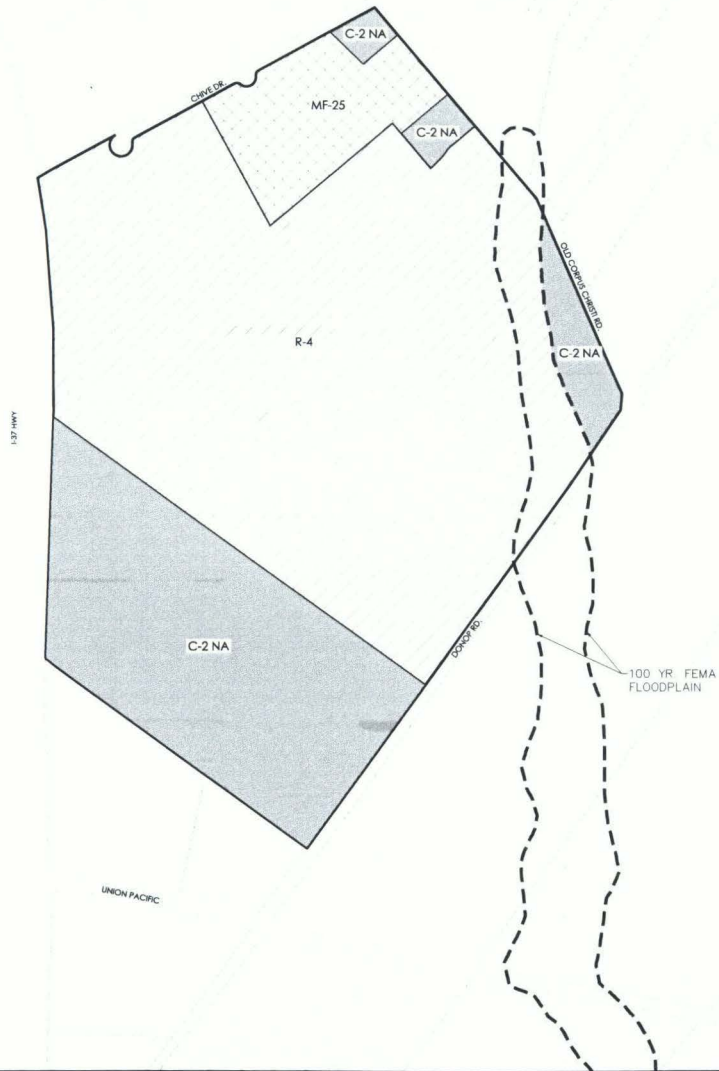
Job #19088
November 26, 2019
Updated July 15, 2020
PLM

Z2020-10700036

From I-2
TO MXD

On 202.807 Acres

I, Nabors Drilling, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.



LEGEND:

- R-4 (130.00 ACRES)
- MF-24 (15.00 ACRES)
- C-2 NA (57.80 ACRES)

TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 202.80 ACRES

DATE	
NO. REVISION	

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HWY LOOP 410 | SAN ANTONIO, TX 78213 | 210.875.8800
http://www.pape-dawson.com/tx/ | TX REG. #0081231000 (10/2018)

ROY WHITE
 SAN ANTONIO, TEXAS
 MXD EXHIBIT

PLAT NO.	-
JOB NO.	12082-00
DATE	JANUARY 2020
DESIGNER	AK
CHECKED	AL, DRAMM, BC
SHEET	1 OF 1

Exhibit "B" Amended