

ORDINANCE 2021-03-18-0195

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 125.729 acres out of NCB 16588 from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 112.35 acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 13.379 acres out of NCB 16588.

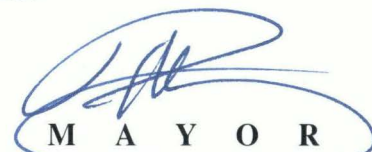
SECTION 2. A description of the property is attached as **Exhibit "A"** (112.35 acres) and **"Exhibit B"** (13.379 acres) and are made a part hereof and incorporated herein for all purposes.

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 March 28, 2021.


PASSED AND APPROVED this 18th day of March, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 18, 2021

Item: Z-12

File Number: 21-1843

Enactment Number:

2021-03-18-0195

ZONING CASE Z-2020-10700278 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 112.35 acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 13.379 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600081)

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry 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
03/18/2021
Item No. Z-12

Exhibit "A"

EXHIBIT A

A METES AND BOUNDS
DESCRIPTION OF A
112.350 ACRE TRACT OF LAND

PA2020-11600081
Z2020-10700278

BEING a 112.350 acre (4,893,960 square feet) tract of land situated in the Herman Sparks Survey No. 71, Abstract No. 707 and in New County Block Number 16588, City of San Antonio, Bexar County, Texas; and being portion of a called 78.847 acre tract, a called 8.765 acre tract, and a called 38.116 acre tract described in instrument to Babcock Road 165, Ltd. in Document No. 20160249009 of the Official Public Records of Bexar County; and being more particularly described as follows:

BEGINNING at a concrete monument at the intersection of the northeasterly right-of-way line of Loop 1604 (variable width public right-of-way) and the northwesterly right-of-way line of the Union Pacific Railroad (variable width right-of-way) and marking the south corner of the herein described tract;

THENCE, along the northeasterly right-of-way line of said Loop 1604 the following seven (7) courses and distances:

1. North 36°10'05" West, 1120.33 feet to a TXDOT concrete monument found for corner;
2. North 35°31'10" West, 100.24 feet to a TXDOT concrete monument found for corner;
3. North 31°30'55" West, 611.05 feet to a TXDOT concrete monument found for corner;
4. North 29°15'13" West, 175.81 feet to a TXDOT concrete monument found for corner;
5. North 31°32'08" West, 310.03 feet to a TXDOT concrete monument found for corner;
6. North 24°54'17" West, 251.25 feet to a TXDOT concrete monument found for corner;
7. North 30°36'55" West, 365.80 feet to a point marking the southwest corner of a called 28.36 acre tract described in instrument to HEB Grocery Company, LP in Document No. 201000230901 of the Official Public Records of Bexar County and marking the western-most corner of the herein described tract;

THENCE, along the southeasterly and northeasterly boundary of said 28.36 acre tract, the following two (2) courses and distances:

1. North 59°57'25" East, 1349.01 feet to a 1/2 inch iron rod (with plastic cap stamped "Paper Dawson") found for corner;
2. North 29°57'11" West, 912.46 feet to a point for corner on the southeasterly right-of-way line of Nacogdoches Road (also known as FM 2252, 120 foot minimum width public right-of-way);

THENCE, along the southeasterly right-of-way line of said Nacogdoches Road the following five (5) courses and distances:

1. North 60°00'49" East, 159.60 feet to a 1/2 inch iron rod found (with plastic cap stamped "Matkin-Hoover" for corner);
2. North 65°39'21" East, 198.42 feet to a point for corner;
3. North 60°13'54" East, 239.40 feet to a point for corner;
4. North 80°02'11" East, 17.16 feet to a point for corner;
5. South 72°53'53" East, 27.81 feet to a 1/2 inch iron rod found for corner on the southwesterly boundary line of a called 5.328 acre tract described in instrument to STMR Inc. in Document No. 20160164789 of the Official Public Records of Bexar County;

THENCE, South 34°28'03" East, 426.39 feet along the southwesterly boundary line of said 5.238 acre tract to a point for corner;

THENCE, crossing aforesaid 38.116 acre tract, 8.765 acre tract, and 78.847 acre tract the following four (4) courses and distances:

1. South 58°54'40" West, 561.87 feet to a point for corner;
2. South 30°05'38" East, 1744.81 feet to a point for corner;
3. North 59°54'14" East, 661.93 feet to a point for corner;
4. South 30°03'02" East, 1069.67 feet to a point for corner on the northwesterly right-of-way line of aforesaid Union Pacific Railroad;

THENCE along the northwesterly right-of-way line of said railroad the following six (6) courses and distances:

1. South 49°04'24" West, 529.03 feet to a 1/2 inch iron rod (with plastic cap stamped "MDS") found for corner;
2. North 40°57'13" West, 10.46 feet to a 1/2 inch iron rod found for corner;
3. South 48°47'25" West, 456.33 feet to a 5/8 inch iron rod found for corner;
4. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 3°55'05", a radius of 2024.43 feet, a chord bearing and distance of South 46°54'42" West, 138.41 feet, and a total arc length of 138.44 feet to a 1/2 inch iron rod (with plastic cap stamped "MDS") found for corner;
5. North 45°14'49" West, 79.32 feet to a point of for corner;
6. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 26°09'57", a radius of 2104.43 feet, a chord bearing and distance of South 34°29'53" West, 952.72 feet, and a total arc length of 961.05 feet to the **POINT OF BEGINNING** and containing 112.350 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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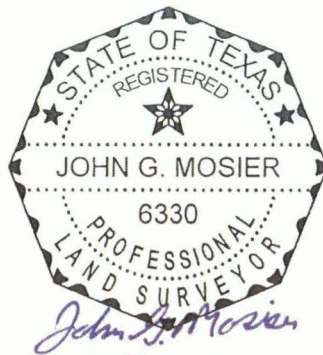


EXHIBIT OF A
13.379 ACRE TRACT
HERMAN SPARKS SURVEY NO. 71,
ABSTRACT 707, N.C.B. 16588, CITY
OF SAN ANTONIO, BEXAR COUNTY,
TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	1/11/2021	068715001	1 OF 2

SG
03/18/2021
Item No. Z-12

Exhibit “B”

EXHIBIT B

A METES AND BOUNDS
DESCRIPTION OF A
13.379 ACRE TRACT OF LAND

PA2020-11600081
Z2020-10700278

BEING a 13.379 acre (582,791 square feet) tract of land situated in the Herman Sparks Survey No. 71, Abstract No. 707 and in New County Block Number 16588, City of San Antonio, Bexar County, Texas; and being portion of a called 78.847 acre tract, a called 8.765 acre tract, and a called 38.116 acre tract described in instrument to Babcock Road 165, Ltd. in Document No. 20160249009 of the Official Public Records of Bexar County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found marking the south corner of Lot 16, Block 20 of Rolling Meadows Subdivision Phase 4, plat of which is recorded in Volume 9576, Page 202 of the Deed and Plat Records of Bexar County, also marking the eastern-most corner of said 78.847 acre tract on the northwesterly right-of-way line of the Union Pacific Railroad (variable width right-of-way);

THENCE, South 49°04'24" West, 152.74 feet along the said northwesterly right-of-way line of the Union Pacific Railroad to a point for corner;

THENCE, crossing aforesaid 79.847 acre tract, 8.765 acre tract, and 38.116 acre tract the following four (4) courses and distances:

1. North 30°03'02" West, 1069.67 feet to a point for corner;
2. South 59°54'14" West, 661.93 feet to a point for corner;
3. North 30°05'38" West, 1744.81 feet to a point for corner;
4. North 58°54'40" East, 561.87 feet to a point for corner on the southwesterly boundary line of a called 5.328 acre tract described in instrument to STMR Inc. in Document No. 20160164789 of the Official Public Records of Bexar County;

THENCE, South 34°28'03" East, 150.26 feet along the southwesterly boundary line of said 5.328 acre tract to a 1/2 inch iron rod found for corner on the northwesterly boundary of Rolling Meadows Subdivision Phase 1, plat of which is recorded in Volume 9561, Page 70 of the Deed and Plat Records of Bexar County, Rolling Meadows Subdivision Phase 3, plat of which is recorded in Volume 9570, Page 163 of the Deed and Plat Records of Bexar County, and aforesaid Rolling Meadows Subdivision Phase 4;

THENCE, along the boundaries of said Rolling Meadows Subdivision the following six (6) courses and distances:

1. South 58°54'40" West, 422.29 feet to a 1/2 inch iron rod found for corner;
2. South 30°21'00" East, 335.36 feet to a 1/2 inch iron rod (with plastic cap) found for corner;
3. South 26°42'05" East, 42.43 feet to a point for corner;
4. South 30°05'38" East, 1069.68 feet to a point for corner;
5. North 59°54'14" East, 662.04 feet to a point for corner;
6. South 30°03'02" East, 1190.97 feet to the **POINT OF BEGINNING** and containing 13.379 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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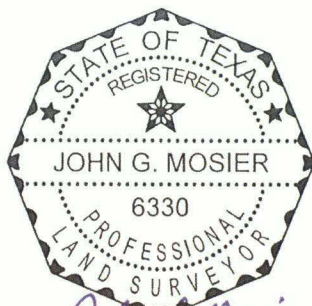


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		Scale N/A	Drawn by JAB	Checked by JGM	Date 1/11/2021	Project No. 068715001	Sheet No. 1 OF 2