

AN ORDINANCE 2017-02-09-0081

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 17.266 acres out of NCB 10597 from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial 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 the 19<sup>th</sup> day of February 2017.


**PASSED AND APPROVED** this 9<sup>th</sup> day of February 2017.

  
for M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
for City Attorney  
1

<b>Agenda Item:</b>	<b>Z-5 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-6, P-4, Z-8, Z-9, P-5, Z-10, P-6, Z-11, Z-12, P-7, Z-13, Z-14, Z-16 )</b>						
<b>Date:</b>	02/09/2017						
<b>Time:</b>	02:12:24 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017043 (Council District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17013)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				





**FIELD NOTES FOR**

17.266 ACRES OUT OF NEW CITY BLOCK 10597, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 18 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11103, PAGE 2014 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT LOT 1, BLOCK 1, NCB 18169, G.W. COX SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9527, PAGE 178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS" on the north right of way line of Dietrich Road (60' wide public right of way), the southwest corner of the abovementioned Lot 1, said point have Texas State Plain grid coordinates of N=13,708,581.14 and E=2,163,528.77, South Central Zone;
- THENCE:** South  $89^{\circ}42'45''$  West (bearings are based on GPS calculations) (datum is NAD '83) 155.81' with the north right of way line of Dietrich Road to a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS", the southwest corner of the 18 acre tract and of this tract;
- THENCE:** North  $00^{\circ}28'51''$  West at 10.00' pass a found  $\frac{1}{2}$ " iron rod marking the southeast corner of Lot 1, Block 2, NCB 16131, CORNERSTONE SUBDIVISION UNIT-4 as recorded in Volume 9562, Page 104 of the Deed and Plat Records of Bexar County, Texas, at 933.18' pass a found  $\frac{1}{2}$ " iron rod marking the northeast corner of said Lot 1, Block 2 and the southeast corner of Lot 1, Block 1, NCB 16131, CORNERSTONE SUBDIVISION UNIT-3 as recorded in Volume 9521, Page 29 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 1792.56' to a found 1" iron pipe on the south line of Lot 3, NCB 17977, MANHEIM SAN ANTONIO as recorded in Volume 9611, Page 92 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said Lot 1, Block 1, the northwest corner of the 18 acre tract and of this tract;
- THENCE:** North  $89^{\circ}28'00''$  East 486.14' with the south line of said Lot 3 to a found  $\frac{1}{2}$ " iron rod marking the northwest corner of Lot 4 of said MANHEIM SAN ANTONIO, the northeast corner of the said 18 acre tract and of this tract;
- THENCE:** South  $00^{\circ}28'51''$  East at 996.50' pass the southwest corner of said Lot 4, missing a found  $\frac{1}{2}$ " iron rod by 1.00' East and continuing for a total distance of 1359.64' to a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner of a 2.00 acre tract in the name of TM Tingey Investments, LP and recorded in Volume 16717, Page 473 of the Real Property Records of Bexar County, Texas, the southeast corner of this tract;
- THENCE:** South  $89^{\circ}42'45''$  West 200.30' to a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northwest corner of the 2.00 acre tract, a re-entry corner hereof;
- THENCE:** South  $00^{\circ}28'51''$  East 183.70' to a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner of the SAVE AND EXCEPT tract known as Lot 1, Block 1;
- THENCE:** South  $89^{\circ}42'45''$  West 130.00' to a set  $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northwest corner of said Lot 1, Block 1, a re-entry corner hereof;
- THENCE:** South  $00^{\circ}28'51''$  East 251.30' to the POINT OF BEGINNING of this 17.266 acre (752,126 square feet) tract in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
Date: October 25, 2016; Job No: 16-4781  
Doc I.D.: fn 17 acres Dietrich Rd; GAG/ps

GIBBONS SURVEYING & MAPPING, INC.  
150 West Rhapsody Drive, San Antonio, TX 78216  
(210) 366-4600 [www.GibbonsSurveying.com](http://www.GibbonsSurveying.com)  
TBPLS Firm No. 10119900



Exhibit "A"

Lot 3, NCB 17977  
MANHEIM SAN ANTONIO  
(Vol. 9611, Pg. 82)

Lot 1, Block 1, NCH 16131  
CORNERSTONE SUBDIVISION UNIT-3  
(Vol. 9621, Pg. 29)

Lot 4, NCB 17977  
MANHEIM SAN ANTONIO  
(Vol. 9611, Pg. 92)

17.266 Acres  
(752,126 Sq. Ft.)  
NCB 10597

VACANT TRACTS

Lot 1, Block 2, NCB 16131  
CORNERSTONE SUBDIVISION UNIT--  
(Vol. 9562, Pg. 104)

11.53 Acre Tract  
KD Construction Co.  
(Vol. 13975, Pg. 284)

**Lot 1, Block 1  
NCB 10597  
C.W. COX SUBDIVISION  
(Vol. 9527, Pg. 178)**

**17.266 Acres  
(752,126 Sq. Ft.)**

**NCB 10597**

**VACANT TRACT**

**Dietrich Road**

**Point of Beginning**

**200.30'**

**S 89°42'45" W**

**N 00°28'51" E**

**183.70'**

**S 89°42'45" W**

**135.00'**

**S 89°42'45" W**

**155.81'**

**S 89°42'45" W**

**251.30'**

**S 00°28'51" E**

**1792.56'**

**N 00°28'51" W**

**1359.64'**

**S 00°28'51" E**

**200.30'**

**S 89°42'45" W**

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Scale: 1" = 100'

Bearings are based on GPS observations.

Datum: NAD 83, Texas South Central Zone.

Dotum is NAD "B3, Texas South Central Zone.

Bottomer: Reeves Moore

GENERAL NOTES:

- 1) The MCS-812020-SM47, issued October 24, 2019 provided to this office as an addendum to the MCS-812020-SM46.
- 2) The MCS-812020-SM47 and other references are so identified by The Commissioner's Office.
- 3) Depending notation is based on QTS observations. Datum is NAVD 83.
- 4) Bearings are True South Point, South Central Zone, used in grid.
- 5) Fused measurement resulted in bearings and/or distances falling within minimum positional tolerance.

(c) This survey is being prepared solely for the use of the current project (as noted herein). No license has been created, expressed or implied to copy or otherwise reproduce the information contained in this transaction, which shall have legal effect within 6 months of the date of this survey.


References:  
Vol. 11103, Pg. 2014; Vol. 5219, Pg. 653.

I hereby certify that this map represents an actual survey made on the ground by mine working under my direct supervision and that this professional opinion is given in accordance with the provisions of the laws set out by the Board of Professional Land Surveyors in all of the States.

Survey first made completed on:  
the 25th day of October, 2016

*Greg A. Gibbins*

Greg A. Gibbins, Texas Registration Number 4716  
Gibbins Surveying & Mapping, Inc.



Gary A. Gibbons, Texas Registration Number 4716  
GIBBONS SURVEYING & MAPPING, INC.

 **Gibbons  
Surveying &  
Mapping, Inc.** P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 388-4800  
(FAX) 388-4873

## A Boundary Survey of:

17.266 acres out of New City Block 10597, San Antonio, Bexar County, Texas, being out of a 18 acre tract described by deed recorded in Volume 11103, Page 2014 of the Real Property Records of Bexar County, Texas, SAVE AND EXCEPT Lot 1, Block 1, NCB 18169 G.W. COX SUBDIVISION according to the plat thereof recorded in Volume 9527, Page 178 of the Deed and Plat Records of Bexar County, Texas.

drawn by: mgg  
checked: G. GIBBONS  
date: 10/25/2018  
job no.: 16-4781-01 D