

AN ORDINANCE 2018-06-21-0539

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 13.464 acres out of NCB 14945, from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District.

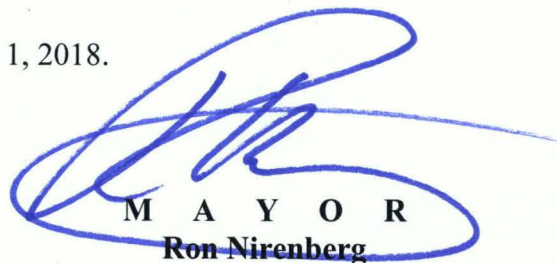
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 July 1, 2018.

PASSED AND APPROVED this 21st day of June 2018.

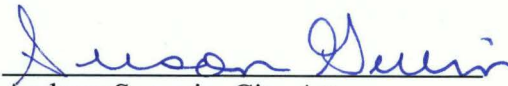


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-21 (in consent vote: 58, Z-1, Z-2, P-1, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-19, P-5, Z-21)						
Date:	06/21/2018						
Time:	02:38:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018184 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.464 acres out of NCB 14945, generally located Northwest of Wurzbach Parkway and Thousand Oaks Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18056)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
06/21/2018
Item No. Z-21

EXHIBIT “A”



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 2.570 acre, more or less, tract of land being all of Lot 1, Block 14, of the Longhorn Quarry Subdivision recorded in Volume 9596, Pages 72-79 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 2.570 acre tract being more fully described as follows:

- BEGINNING:** At a point on the south right-of-way line of Wurzbach Parkway, a variable width right-of-way recorded in Volume 6942, Page 1750-1762 of the Official Public Records of Bexar County, Texas, the northwest corner of Tool Yard, a 60-foot right-of-way dedicated in said Longhorn Quarry Subdivision and the northeast corner of said Lot 1
- THENCE:** S 07°04'09" E, along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, a distance of 25.31 feet to a point;
- THENCE:** Southwesterly, continuing along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, along a tangent curve to the right, said curve having a radius of 254.14 feet, a central angle of 124°56'29", a chord bearing and distance of S 55°24'06" W, 450.73 feet, at a distance of 313.11 feet, passing the west corner of said Tool Yard also being the northeast corner of Tool Yard, a 60-foot right-of-way dedicated in Tool Yard Subdivision recorded in Volume 9557, Page 150 of the Deed and Plat Records of Bexar County, Texas and continuing for a total arc length of 554.19 feet to a point;
- THENCE:** Northwesterly, along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, along a compound curve to the right, said curve having a radius of 370.00 feet, a central angle of 25°55'24", a chord bearing and distance of N 49°09'57" W, 165.98 feet, for an arc length of 167.41 feet to a point;
- THENCE:** N 07°43'39" E, continuing along and with said Tool Yard right-of-way line, the south line of said Lot 1, a distance of 104.32 feet to a point on the south right-of-way line of said Wurzbach Parkway;

2.570 Acres
Job No.: 9046-18
Page 2 of 2

THENCE: N 81°47'33" E, along and with south right-of-way line of said Wurzbach Parkway, the north line of said Lot 1, a distance of 484.42 feet to the POINT OF BEGINNING, and containing 2.570 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9046-18 by Pape-Dawson Engineers, Inc.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 7, 2018
JOB NO. 9046-18
DOC. ID. N:\Survey18\18-9000\9046-18\Word\9046-18 ZNFN-2.570 AC.docx

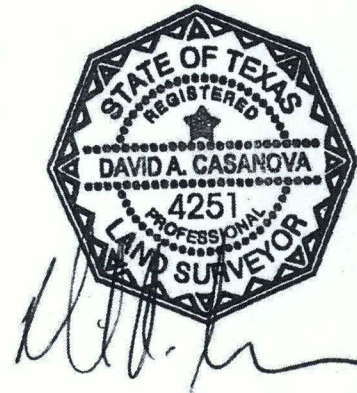


Exhibit "A"



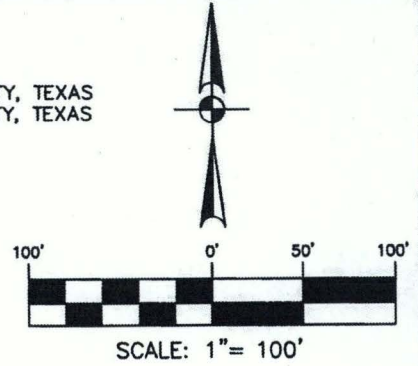
LOCATION MAP
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



WURZBACH PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 6942, PG. 1750-1762 O.P.R.)
N81°47'33"E 484.42'

P.O.B.

S07°04'09"E
25.31'

N07°43'39"E
104.32'

LOT 1
BLOCK 14
N.C.B. 14945
LONGHORN QUARRY
(VOL. 9596, PG. 72-79 DPR)

**2.570
ACRES**

R=370.00'
Delta=25°55'24"
CB=N49°09'57"W
CD=165.98'
L=167.41'

LOT 11
BLOCK 5
NCB 14945
(VOL. 9553, PGS. 60-61 D.P.R.)
NE SERVICE CENTER SUBDIVISION

TOOL YARD
(60' R.O.W.)
(VOL. 9557, PG. 150 DPR)

TOOL YARD
(60' R.O.W.)
(VOL. 9596, PG. 72-79 DPR)

R=254.14'
Delta=124°56'29"
CB=S55°24'06"W
CD=450.73'
L=554.19'

EXHIBIT FOR
ZONING

Exhibit "A"

A 2.570 ACRE, MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1, BLOCK 14, OF THE LONGHORN QUARRY SUBDIVISION RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

MARCH 9, 2018

JOB No.:

SHEET 1 OF 1

9046-18



METES AND BOUNDS DESCRIPTION
FOR

A 3.958 acre, more or less, tract of land being all of Lot 1, Block 14, of the Longhorn Quarry Subdivision recorded in Volume 9596, Pages 72-79 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 3.958 acre tract being more fully described as follows:

- BEGINNING:** At a point on the north right-of-way line of Clinker Heights, a 60-foot right-of-way dedicated in said Longhorn Quarry Subdivision, the southwest corner of Lot 901, Block 8 of said Longhorn Quarry, the southeast corner of said Lot 1;
- THENCE:** S 82°55'51" W, along and with the north right-of-way line of said Clinker Heights, the south line of said Lot 1, a distance of 446.74 feet to a point;
- THENCE:** Northwesterly, continuing along and with the north right-of-way line of said Clinker Heights, the south line of said Lot 1, along a tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 41°33'32", a chord bearing and distance of N 76°17'23" W, 212.86 feet, for an arc length of 217.60 feet to a point;
- THENCE:** N 55°30'36" W, continuing along and with the north right-of-way line of said Clinker Heights, the south line of said Lot 1, a distance of 100.00 feet to a point for the southwest corner of said Lot 1;
- THENCE:** N 34°29'24" E, departing the north right-of-way line of said Clinker Heights, along and with the west line of said Lot 1, at a distance of 76.80 feet passing the south corner of said Lot 901, and continuing for a total distance of 284.46 feet to a point;
- THENCE:** Northeasterly, along and with the north line of said Lot 1, the south line of said Lot 901, along a tangent curve to the right, said curve having a radius of 100.00 feet, a central angle of 85°16'38", a chord bearing and distance of N 77°07'43" E, 135.47 feet, for an arc length of 148.84 feet to a point;
- THENCE:** S 60°13'58" E, along and with the north line of said Lot 1, the south line of said Lot 901, a distance of 496.15 feet to a point;

3.958 Acres
Job No. 9046-18
Page 2 of 2

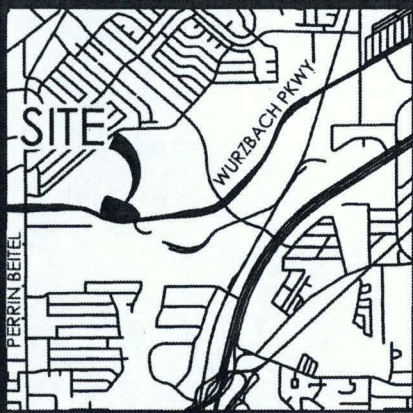
THENCE: S 07°04'09" E, along and with the east line of said Lot 1, a west line of said Lot 901, a distance of 70.95 feet to the POINT OF BEGINNING, and containing 3.958 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9046-18 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 7, 2018
JOB NO. 9046-18
DOC. ID. N:\Survey18\18-9000\9046-18\Word\9046-18 ZNFN-3.958 AC.docx



Exhibit "A"



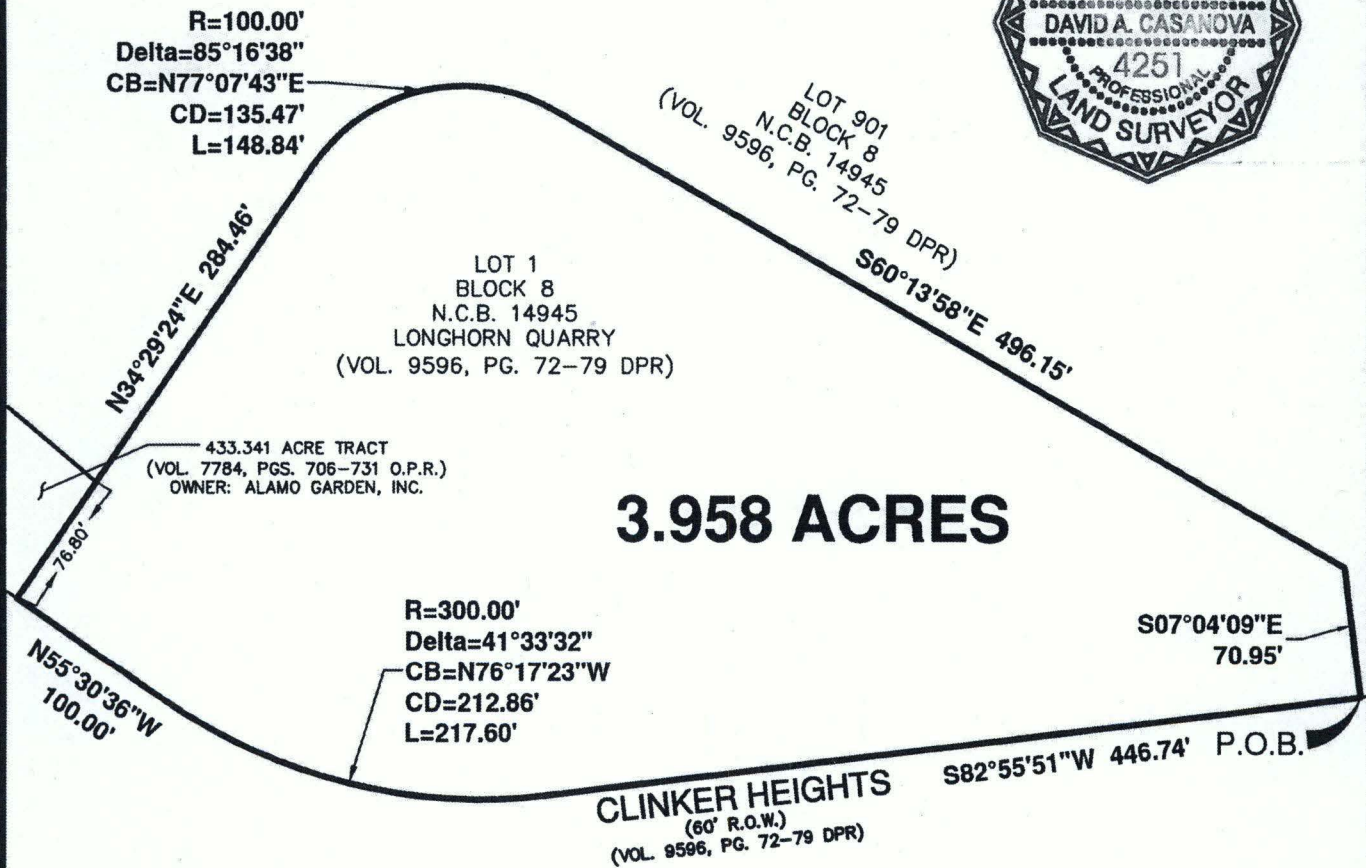
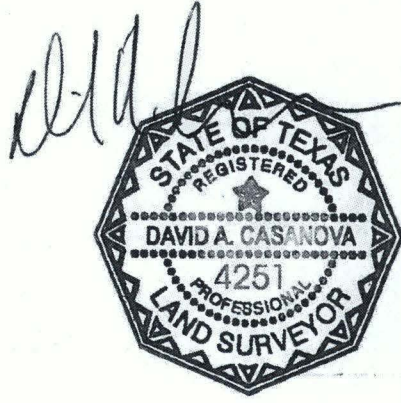
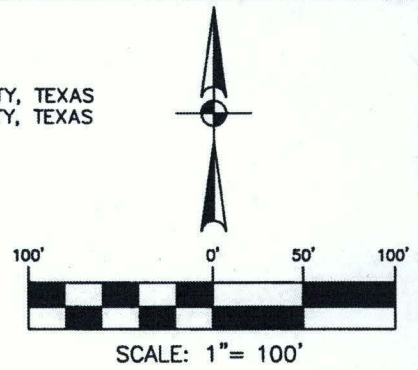
LOCATION MAP
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

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3.958 ACRES

EXHIBIT FOR ZONING Exhibit "A"

A 3.958 ACRE, MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1, BLOCK 8, OF THE LONGHORN QUARRY SUBDIVISION RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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MARCH 9, 2018

JOB No.: 9046-18

SHEET 1 OF 1

Date: Mar 08, 2018, 1:39pm User ID: Mholmes
File: N:\Survey\18-9000\9046-18\9046-18 21-3.958 AC.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 6.936 acre, more or less, tract of land being all of Lot 2, Block 10, of the Longhorn Quarry Subdivision recorded in Volume 9596, Pages 72-79 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 6.936 acre tract being more fully described as follows:

BEGINNING: At a point on the southeast right-of-way line of Clinker Heights, a 60-foot right-of-way, dedicated on said Longhorn Quarry Subdivision, the northeast corner of Lot 1, Block 10 of said Longhorn Quarry Subdivision and the northern most southwest most corner of said Lot 2;

THENCE: Along and with the southeast right-of-way line of said Clinker Heights, the west line of said Lot 2 the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 48°52'58", a chord bearing and distance of N 44°04'13" E, 107.58 feet, for an arc length of 110.91 feet to a point;

N 19°37'44" E, a distance of 50.00 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 788.75 feet, a central angle of 52°06'23", a chord bearing and distance of N 06°25'27" W, 692.85 feet, for an arc length of 717.31 feet to a point;

N 32°28'39" W, a distance of 56.77 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 99°37'20", a chord bearing and distance of N 17°20'01" E, 76.39 feet, for an arc length of 86.94 feet to a point on the south right-of-way line of Quarry Park, a variable width right-of-way dedicated on said Longhorn Quarry Subdivision;

THENCE: Along and with the south right-of-way line of said Quarry Park, the north line of said Lot 2 the following bearings and distances:

N 67°08'41" E, a distance of 83.64 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 200.00 feet, a central angle of $15^{\circ}48'40''$, a chord bearing and distance of $N 75^{\circ}03'01'' E$, 55.02 feet, for an arc length of 55.19 feet to a point;

$N 82^{\circ}57'21'' E$, a distance of 59.61 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $88^{\circ}05'37''$, a chord bearing and distance of $S 52^{\circ}59'51'' E$, 34.76 feet, for an arc length of 38.44 feet to a point on the west right-of-way line of Thousand Oaks, a variable width right-of-way recorded in Volume 6715, Page 1226-1241 of the Official Public Records of Bexar County, Texas and the east line of said Lot 2;

THENCE:

Along and with the west right-of-way line of said Thousand Oaks, the east line of said Lot 2 the following bearings and distances:

Southeasterly, along a reverse curve to the left, said curve having a radius of 1643.00 feet, a central angle of $02^{\circ}22'11''$, a chord bearing and distance of $S 10^{\circ}08'08'' E$, 67.95 feet, for an arc length of 67.95 feet to a point;

Southeasterly, along a compound curve to the left, said curve having a radius of 2001.32 feet, a central angle of $10^{\circ}09'13''$, a chord bearing and distance of $S 16^{\circ}23'50'' E$, 354.20 feet, for an arc length of 354.66 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 212.00 feet, a central angle of $02^{\circ}31'09''$, a chord bearing and distance of $S 22^{\circ}43'59'' E$, 9.32 feet, for an arc length of 9.32 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1650.00 feet, a central angle of $03^{\circ}09'12''$, a chord bearing and distance of $S 25^{\circ}34'07'' E$, 90.80 feet, for an arc length of 90.81 feet to a point;

$S 25^{\circ}13'18'' E$, a distance of 151.52 feet to a point;

Exhibit "A"

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1662.00 feet, a central angle of $02^{\circ}47'01''$, a chord bearing and distance of $S\ 33^{\circ}45'54''\ E$, 80.74 feet, for an arc length of 80.75 feet to a point;

$S\ 35^{\circ}09'25''\ E$, a distance of 108.15 feet to a point;

$S\ 12^{\circ}53'26''\ W$, a distance of 89.52 feet to a point on the north right-of-way line of Wurzbach Parkway, a variable width right-of-way recorded in Volume 6942, Page 1750-1762 of the Official Public Records of Bexar County, Texas and the south line of said Lot 2;

THENCE: Northwesterly, along and with the north right-of-way line of said Wurzbach Parkway, the south line of said Lot 2, along a non-tangent curve to the right, said curve having a radius of 1222.76 feet, a central angle of $21^{\circ}32'14''$, a chord bearing and distance of $S\ 68^{\circ}53'33''\ W$, 456.93 feet, for an arc length of 459.63 feet to a point;

THENCE: $S\ 82^{\circ}56'19''\ W$, continuing along and with the north right-of-way line of said Wurzbach Parkway, the south line of said Lot 2, a distance of 88.08 feet to a point for the southeast corner of said Lot 1, the southwest corner of said Lot 2;

THENCE: $N\ 10^{\circ}47'06''\ W$, departing the north right-of-way line of said Wurzbach Parkway, along and with the east line of said Lot 1, the west line of said Lot 2, a distance of 87.22 feet to the POINT OF BEGINNING, and containing 6.936 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9046-18 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 7, 2018
JOB NO. 9046-18
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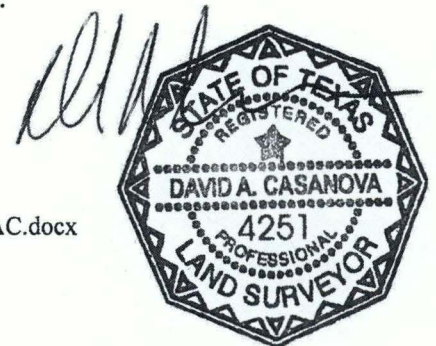


Exhibit "A"



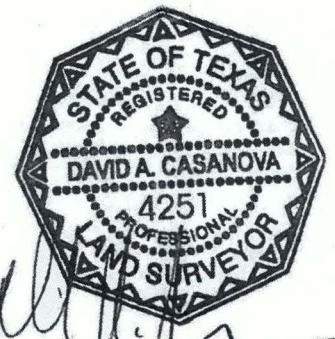
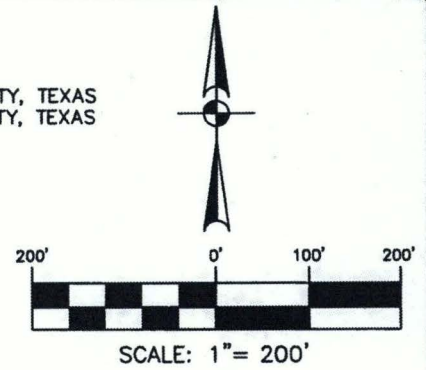
LOCATION MAP
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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- FIR FOUND 1/2" IRON ROD

NOTES:

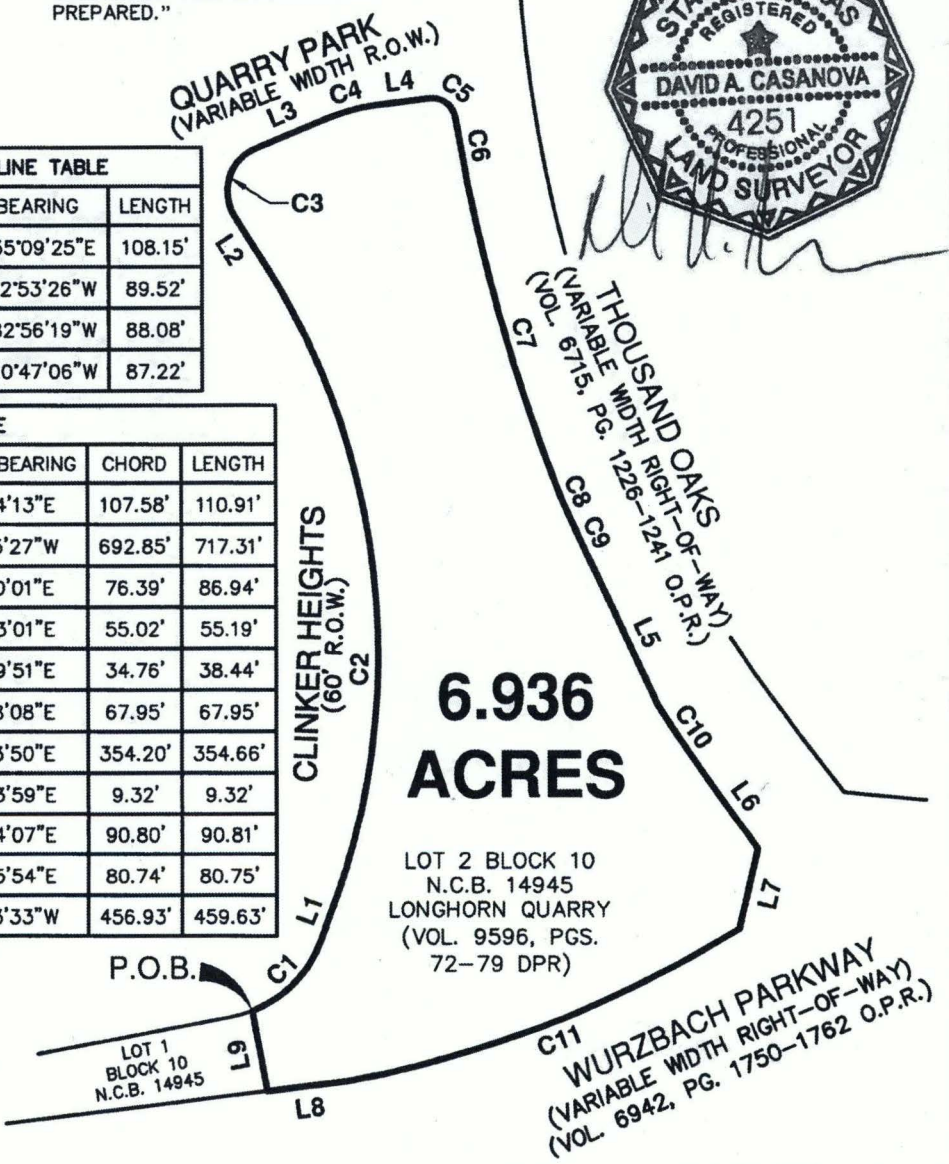
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°37'44"E	50.00'
L2	N32°28'39"W	56.77'
L3	N67°08'41"E	83.64'
L4	N82°57'21"E	59.61'
L5	S25°13'18"E	151.52'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S35°09'25"E	108.15'
L7	S12°53'26"W	89.52'
L8	S82°56'19"W	88.08'
L9	N10°47'06"W	87.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	130.00'	48°52'58"	N44°04'13"E	107.58'	110.91'
C2	788.75'	52°06'23"	N06°25'27"W	692.85'	717.31'
C3	50.00'	99°37'20"	N17°20'01"E	76.39'	86.94'
C4	200.00'	15°48'40"	N75°03'01"E	55.02'	55.19'
C5	25.00'	88°05'37"	S52°59'51"E	34.76'	38.44'
C6	1643.00'	2°22'11"	S10°08'08"E	67.95'	67.95'
C7	2001.32'	10°09'13"	S16°23'50"E	354.20'	354.66'
C8	212.00'	2°31'09"	S22°43'59"E	9.32'	9.32'
C9	1650.00'	3°09'12"	S25°34'07"E	90.80'	90.81'
C10	1662.00'	2°47'01"	S33°45'54"E	80.74'	80.75'
C11	1222.76'	21°32'14"	S68°53'33"W	456.93'	459.63'



6.936 ACRES

LOT 2 BLOCK 10
N.C.B. 14945
LONGHORN QUARRY
(VOL. 9596, PGS. 72-79 DPR)

LOT 1
BLOCK 10
N.C.B. 14945

C11
WURZBACH PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 6942, PG. 1750-1762 O.P.R.)

EXHIBIT FOR ZONING Exhibit "A"

A 6.936 ACRE, MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 2, BLOCK 10, OF THE LONGHORN QUARRY SUBDIVISION RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

MARCH 9, 2018

JOB No.: 9046-18

SHEET 1 OF 1

Date: Mar 07, 2018, 10:23am User: D: M: S: E: F: K: Survey\15\15-0000\9046-18\9046-18_ZH-6.936 AC.dwg

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