

AN ORDINANCE 2017-01-19-0046

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.

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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 33.127 acres out of NCB 18559 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family 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 29th day of January 2017.

PASSED AND APPROVED this 19th day of January 2017.

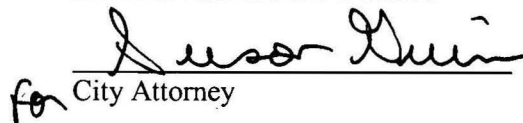


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


for City Attorney

Agenda Item:	Z-13 (in consent vote: 30, P-1, Z-1, Z-2, Z-5, Z-8, Z-10, Z-12, P-5, Z-13, Z-14, Z-15, Z-18, Z-19)						
Date:	01/19/2017						
Time:	02:11:32 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017007 (Council District 7): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited-Density Multi-Family Airport Hazard Overlay District on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17003)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				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				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

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BEXAR COUNTY, TEXAS
33.127 ACRE TRACT

EXHIBIT "A"

BEING a 33.127 acre tract, comprised of Tract 1 (23.519 acres) and Tract 2 (9.608 acres), of land lying in the M.G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, NCB 18559, in the City of San Antonio, Bexar County, Texas, same being a remaining portion of an 36.085 acre tract of land conveyed by general warranty deed, dated 28 February 2007, to Alejandro De La Cruz Gonzalez Trejo and recorded in volume 12734, page 382, Document no. 200700535598, Official Public Records of Bexar County, Texas, and more particularly described as follows:

TRACT 1-

BEGINNING at a found ½ inch iron rod in the West Right of Way (ROW) line of Bandera Road (SH 16) (a variable width right-of-way), and the most southeast corner of the said 36.085 acre Trejo tract, the North most northeast corner of a 2.167 acre tract conveyed to the Kelly Investment Group by deed recorded in volume 17714 page 2112, Official Public Records of Bexar County, Texas, for the **PLACE OF BEGINNING** and the most southerly southeast corner of the herein described 23.519 acre "Tract 1";

THENCE leaving the West ROW of said Bandera Road and along the North line of said 2.167 acre Kelly Investment tract, the southeast line of said 36.085 acre Trejo tract, S74°04'37"W a distance of 508.67 feet (Record S73°58'56"W, 508.74 feet) to a found 1" iron pipe for the northwest corner of said 2.167 acre Kelly Investment tract, an interior corner of said 36.085 acre Trejo tract and an interior corner of the herein described "Tract 1";

THENCE S11°38'36"W a distance of 148.58 feet (Record S11°30'25"W a distance of 148.17 feet) along a West line of the aforementioned 2.167 acre Kelly Investment tract and the east line of the aforementioned 36.085 acre tract, to a ½" iron pin found for the southwest corner of the 2.167 acre Kelly Investments tract, the southeasterly most corner of said 36.085 acre tract, a North line of a 22 feet wide Ingress/Egress Right of Way (locally known as Ebert Lane) described in the following deeds recorded in the Official Public Records of Bexar County, Texas, volume 3293 page 190, volume 7586 page 96, volume 4237 page 574, volume 4469 page 25, and volume 4631 page 531, for the southeasterly most corner of the herein described "Tract 1";

THENCE S89°29'33"W a distance of 1109.99 feet (Record S89°25'06"W) along the North line of said 22 foot ROW, the North line of a 49.30 acre tract conveyed to Northwest Corridor Business Park LTD by deed recorded in volume 13685 page 819 of the Official Public Records of Bexar County, Texas, and the North line of a 3.730 acre tract conveyed to the City of San Antonio by deed recorded in volume 13965 page 2146 of the Official Public Records of Bexar County, Texas, to a 1/2" iron rod found with red plastic cap stamped "CEC 641-9999" for the southeast corner of a 2.864 acre tract conveyed to the City of San Antonio by General Warranty Deed, recorded in volume 14025 page 749, document number 20090106811 (Exhibit "A"), of the Official Public Records of Bexar County, Texas, and the southernmost West corner of the herein described "Tract 1";

THENCE the following twelve courses along the East line of the said 2.864 acre tract and the West line of the herein described "Tract 1";

1. N13°01'45"E a distance of 33.27 feet to a point;
2. N45°56'39"E a distance of 197.50 feet to a point;

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3. N34°45'41"E a distance of 218.10 feet to a point;
4. N39°52'32"E a distance of 161.39 feet to a point;
5. N41°37'22"E a distance of 254.34 feet to a point to a ½ inch iron pin found with a red cap marked "CEC 641-9999";
6. S89°58'23"E a distance of 70.27 feet to a point;
7. N43°54'04"E a distance of 182.18 feet to a point;
8. N23°54'53"E a distance of 76.18 feet to a point;
9. N23°21'01"E a distance of 214.53 feet to a ½ inch iron pin found with a red cap marked "CEC 641-9999";
10. N11°50'25"E a distance of 73.44 feet to a point;
11. N04°18'19"E a distance of 176.67 feet to a ½ inch iron pin found with a red cap marked "CEC 641-9999";
12. N40°56'35"E a distance of 117.26 feet to point in the said West ROW of Bandera Road, from which a ½ inch iron pin found with a red cap marked "CEC 641-9999" bears N53°28'31"E a distance of 0.65 feet;

THENCE along the West right-of-way line of the aforementioned Bandera Road, and the East line of said 36.085 acre Trejo tract, S33°13'44"E (Record S32°54'W) at a distance of 65.04 feet passing the southeast corner of a 3.080 acre drainage easement to the State of Texas recorded in volume 2617 page 572 of the Official Public Records of Bexar County, Texas, for a total distance of 345.14 feet to a found TxDOT Type I ROW maker in the West ROW line of said Bandera Road, for an easterly corner of the herein described "Tract 1" and the beginning of a tangent curve to the right;

THENCE continuing along said West ROW line, the East line of said 36.085 acre Trejo tract, and southerly along the arc of a curve having a radius of 8,535.86, a delta angle 04°30'00", a chord bearing of S30°58'44"E, 670.23 feet; an arc length of 670.40 feet to a found TxDOT Type I ROW maker in the West ROW line of said Bandera Road, for an easterly corner of the herein described "Tract 1" and the point of tangency of said curve;

THENCE continuing along the West right-of-way line of the aforementioned Bandera Road, and the East line of said 36.085 acre Trejo tract, S28°43'44"E a distance of 272.71 feet (Record S28°43'06"E; 272.87 feet) to the **PLACE OF BEGINNING** and containing 23.519 acres of land.

TRACT 2 -

BEGINNING at a point in the West Right of Way (ROW) line of Bandera Road (SH 16) (a variable width right-of-way), and the most northeast corner of the said 36.085 acre Trejo tract, the North most corner of a 3.080 acre drainage easement to the State of Texas recorded in volume 2617 page 572 of the Official Public Records of Bexar County, Texas, from which a ½ inch iron pin with a red cap stamped "CEC 641-9999" bears N 42°53'19"E a distance of 0.45 feet, for the **PLACE OF BEGINNING** and the North corner of the herein described 9.608 acre "Tract 2";

THENCE the following courses along the West line of the said 2.864 acre tract and the East line of the herein described "Tract 2";

1. At a distance of 136.08 feet passing the East line of a 50 feet wide sanitary sewer easement conveyed to the City of San Antonio recorded in volume 6649 page 819 of the Official Public Records of Bexar County, Texas,

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2. S21°19'55"W a distance of 212.07 feet to a found ½ inch iron pin with a red cap stamped "CEC 641-9999";
3. S04°18'19"W a distance of 156.36 feet to a point;
4. S11°50'25"W a distance of 57.71 feet to a found ½ inch iron pin with a red cap stamped "CEC 641-9999";
5. at a distance of 94.16 feet passing the South line of a 3.080 acre drainage easement to the State of Texas recorded in volume 2617 page 572 of the Official Public Records of Bexar County, Texas,
6. S27°57'33"W a distance of 109.62 feet to a point;
7. S23°11'23"W a distance of 174.49 feet to a point;
8. S53°48'40"W a distance of 199.98 feet to a point;
9. S42°01'20"W a distance of 129.79 feet to a point;
10. S47°02'12"W a distance of 76.43 feet to a point;
11. S34°19'32"W a distance of 97.63 feet to a point;
12. S51°22'19"W a distance of 102.25 feet to a point;
13. S37°54'06"W a distance of 55.65 feet to a point;
14. S24°23'51"W a distance of 76.09 feet to a point;
15. S42°53'26"W a distance of 53.81 feet to a point;
16. S32°15'02"W a distance of 68.51 feet to a point;
17. S67°06'02"W a distance of 84.41 feet to a point;
18. S46°50'28"W a distance of 49.18 feet to a point;
19. S24°27'58"W a distance of 71.19 feet to a point;
20. S39°01'06"W a distance of 67.18 feet to a point;
21. S13°03'57"W a distance of 45.04 feet to a found ½ inch iron pin with a red cap stamped "CEC 641-9999" for the southwest corner of said 2.864 acre tract, in the North line of a 3.730 acre tract conveyed to the City of San Antonio by deed recorded in volume 13965 page 2146 of the Official Public Records of Bexar County, Texas and the North line a 22 feet wide Ingress/Egress Right of Way (locally known as Ebert Lane) described in the following deeds recorded in the Official Public Records of Bexar County, Texas, volume 3293 page 190, volume 7586 page 96, volume 4237 page 574, volume 4469 page 25, and volume 4631 page 531, and the southeast corner of the herein described "Tract 2";

THENCE S89°29'33"W a distance of 283.55 feet (Record S89°25'06"W) along the South line of said 36.085 acre Trejo tract, the North line of said 22 feet wide ROW, the North line of said 3.730 acre tract, the North line of a 7.578 acre tract conveyed to the City of San Antonio by Warranty Deed, recorded in volume 13690 page 583 of the Official Public Records of Bexar County, Texas, to a 1/2" iron rod found with red plastic cap with no identifiable marking for the southwest corner of said Trejo tract and the southernmost West corner of the herein described "Tract 2";

THENCE leaving the North line of said 22 feet wide ROW, the North line of said 3.730 acre tract, the North line of said 7.578 acre tract, generally along Leon Creek, the East line of a 16.317 acre tract conveyed to the City of San Antonio by deed recorded in volume 13757 page 1769 of the Official Public Records of Bexar County, Texas, the West line of a 50 feet wide sanitary sewer easement conveyed to the City of San Antonio recorded in volume 6649 page 819 of the Official Public Records of Bexar County, Texas, and along the West line of said Trejo tract N11°04'17"E distance of 167.21 feet (Record N10°59'53"E, 167.33 feet) to a found ½" iron pin for a westerly corner of the herein described "Tract 2";

THENCE continuing along the East line of said 16.317 acre tract and the West line of the Trejo tract, N42°53'19"E (Record N42°47'50"E) at a distance of 509.63 feet passing the southwest line of a 15 feet wide drainage easement

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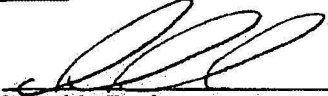
for Bandera Landing Unit 2 subdivision recorded in volume 9501 page 192 in the Official Public Plat Records of Bexar County, Texas, at a distance of 524.70 feet passing the southeast line of said 15 feet wide drainage easement, at a distance of 1468.98 feet passing the West line of a 3.080 acre drainage easement to the State of Texas recorded in volume 2617 page 572 of the Official Public Records of Bexar County, Texas, for a total distance of 1,814.88 feet to the **PLACE OF BEGINNING** and containing 9.608 acres of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(HARN), North Central Zone.

THE STATE OF TEXAS
KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR

I, Darryl L. Zercher, 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 direction and supervision in October 2016.

Date 20 day of OCTOBER 2016 A.D.



Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

