

AN ORDINANCE 2018-06-21-0524

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 20.92 acres out of NCB 15894 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

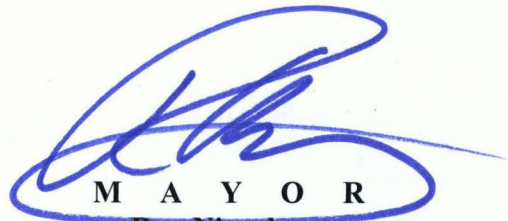
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

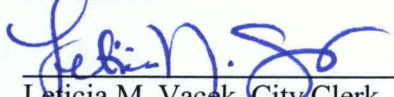
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective July 1, 2018.

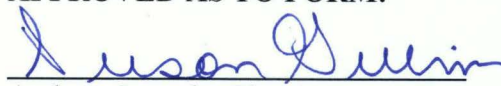
PASSED AND APPROVED this 21st day of June 2018.


M A Y O R
Ron Nirenberg

ATTEST:


for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-6 (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 # Z2018189 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.92 acres out of NCB 15894, generally located on the northwest corner of Walzem and Eisenhower Road. Staff and Zoning Commission recommend Approval.						
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-6

EXHIBIT “A”

Z2018189



**ZONING NOTES
FOR
A 20.92 ACRE TRACT OF LAND**

A **20.92 acre** tract of land, being a portion of the 24.456 acre tract, called Tract 2, as conveyed to the City of Windcrest Economic Development Corporation of record in Volume 13109, Page 1236 of the Official Public Records of Bexar County, Texas, out of the William Winford Survey No. 326, Abstract No. 798, County Block 5051 and the Gertrude Rodriguez Survey No. 132, Abstract No. 610, County Block 5077, being in New City Block (N.C.B.) 15894, in the City of San Antonio, Bexar County, Texas more particularly described by metes and bounds as follows:

BEGINNING: At a point on the west right-of-way line of Walzem Rd (F.M. 1976), a variable width right-of-way, for the southeast corner of Lot 1, Block 4, N.C.B. 16927 of the Walzem Self Storage Addition, a plat of record in Volume 9959 Page 29 of the Deed and Plat Records of Bexar County, Texas as conveyed to Sovran Acquisition Limited Partnership of record in Volume 16676 Page 28 of Official Public Records of Bexar County, Texas, for the northeast corner of the 24.456 acre tract and the tract described herein;

THENCE: Along and with the west right-of-way line of Walzem Rd, the east line of the 24.456 acre tract, the following two (2) courses:

1. **S 36°51'56" E**, a distance of **246.87 feet** to a point, for a point of curvature to the right of the tract described herein, and
2. with the curve to the **right** having an arc of **706.27 feet**, a radius of **1213.24 feet**, a delta of **33°21'13"** and a chord bears **S 20°11'19"E**, a distance of **696.34 feet** to a point, for an easterly southeast corner of the tract described herein;

THENCE: Into and across the 24.456 acre tract, the following six (6) courses:

1. **N 84°42'22" W**, a distance of **106.20 feet** to a point, for an interior corner of the tract described herein,
2. **S 02°48'28" E**, a distance of **60.48 feet** to a point, for an exterior corner of the tract described herein,
3. **N 84°42'22" W**, a distance of **126.94 feet** to a point, for an angle point of the tract described herein,
4. **N 85°04'48" W**, a distance of **18.56 feet** to a point, for an angle point of the tract described herein,

Exhibit "A"

Z2018189

5. **S 88°22'38" W**, a distance of **283.74 feet** to a point, for an interior corner of the tract described herein, and
6. **S 08°07'49" W**, a distance of **256.55 feet** to a point in the north right-of-way line of Eisenhaur Rd, a 120' right-of-way of record in Volume 9524, Pages 1-8 of the Deed and Plat Records of Bexar County, Texas and the southerly line of the 24.456 acre tract, for a southerly southeast corner of the tract described herein;

THENCE: with a non-tangent curve to the **left** having an arc of **606.95 feet**, a radius of **1832.08 feet**, a delta of **18°58'53"** and a chord bears **S 79°50'44"W**, a distance of **604.18 feet** to a point, for a reverse curve being the southeast corner of a 79.470 acre tract conveyed to the City of Windcrest Economic Development Corporation of record in Volume 13063, Page 1979 of the Official Public Records of Bexar County, Texas, for the southwest corner of the 24.456 acre tract and the tract described herein;

THENCE: Along and with the common line of the 79.470 acre tract and the 24.456 acre tract, the following three (3) courses:

1. with the curve to the **right** having an arc of **38.37 feet**, a radius of **25.00 feet**, a delta of **87°56'15"** and a chord bears **N 65°38'05"W**, a distance of **34.71 feet** to a point, for a point of tangency of the tract described herein,
2. **N 21°46'44" W**, a distance of **295.58 feet** to a point, for a point of curvature to the left of the tract described herein, and
3. with the curve to the **left** having an arc of **153.75 feet**, a radius of **460.00 feet**, a delta of **19°09'02"** and a chord bears **N 31°21'15"W**, a distance of **153.04 feet** to a point, for an interior corner of the 79.470 acre tract, the northwest corner of the 24.456 acre tract and the tract described herein;

THENCE: **N 49°54'35" E**, along and with the southeast line of the 79.470 acre tract, Lot 1, Block 4 and the northwest line of the 24.456 acre tract, a distance of **1300.33 feet** to the **POINT OF BEGINNING** and containing 20.92 acres in the City of San Antonio, Bexar County, Texas.

"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: KFW Surveying
JOB NO.: 18-039
DATE: April 5, 2018
DOC. ID: S:\Draw 2018\18-039 Walzem Rd\DOCS\ FN 20.92AC Zoning Exh.docx

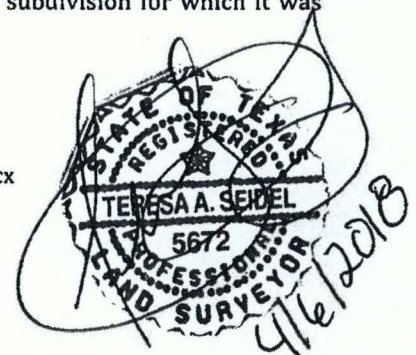


Exhibit "A"

NOTES

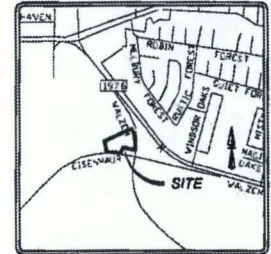
1. BEARINGS ARE BASED ON THE A 24.456 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO THE CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION OF RECORD IN VOLUME 13109, PAGE 1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.

3. 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.

Z2018189

SCALE: 1"=200'



LOCATION MAP NOT-TO-SCALE

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	606.95'	1832.08'	18°58'53"	S79°50'44"W	604.18'
C2	38.37'	25.00'	87°56'15"	N65°38'05"W	34.71'
C3	153.75'	460.00'	19°09'02"	N31°21'15"W	153.04'
C4	706.27'	1213.24'	33°21'13"	S20°11'19"E	696.34'

LOT 1
BLOCK 4
N.C.B. 16927
WALZEM SELF STORAGE ADDITION
(VOLUME 9559 PAGE 29 D.P.R.)
OWNER: SOVRAN ACQUISITION
LIMITED PARTNERSHIP
(VOLUME 16676 PAGE 28 O.P.R.)

ZONING C-3 CD

POINT OF BEGINNING

GERTRUDE RODRIGUEZ
SURVEY NO. 132,
ABSTRACT NO. 610,
COUNTY BLOCK 5077

WILLIAM WINFORD SURVEY NO. 326,
ABSTRACT NO. 798,
COUNTY BLOCK 5051

79.470 ACRE TRACT
(VOLUME 13063 PAGE 1979 O.P.R.)
OWNER: CITY OF WINDCREST
ECONOMIC DEVELOPMENT
CORPORATION

N49° 54' 35"E 1300.33'

ZONING BP

20.92 ACRE TRACT

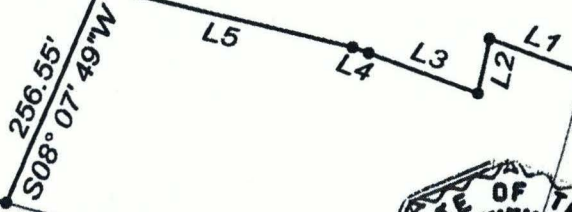
24.456 ACRE TRACT
TRACT 2
(VOLUME 13109 PAGE 1236 O.P.R.)
OWNER: CITY OF WINDCREST
ECONOMIC DEVELOPMENT
CORPORATION

ZONING C-3

WALZEM RD. (F.M. 1976)
(VARIABLE WIDTH R.O.W.)

N21° 46' 44"W
295.58'

C1
EISENHAUER RD.
(120' R.O.W.)
(VOLUME 9524 PAGES 1-8 D.P.R.)



Line Table		
LINE #	LENGTH	DIRECTION
L1	106.20'	N84°42'22"W
L2	60.48'	S02°48'28"E
L3	126.94'	N84°42'22"W
L4	18.56'	N85°04'48"W
L5	283.74'	S88°22'38"W



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 04/05/2018
PROJECT NO.: 18-039



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG A, SUITE 156 MC 230 AUSTIN, TX 78753
PHONE: 512-239-5263, FAX: 512-239-5263



ZONING EXHIBIT OF

A 20.92 ACRE TRACT OF LAND, BEING A PORTION OF THE 24.456 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO THE CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION OF RECORD IN VOLUME 13109, PAGE 1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, COUNTY BLOCK 5051 AND THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, COUNTY BLOCK 5077, BEING IN NEW CITY BLOCK (N.C.B.) 15894, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS	ISSUE DATE
JOB NO 18-039	
DATE 04/05/2018	DESIGNER TAS
DRAWN RV	CHECKED TAS

SHEET: 1 OF 1