

AN ORDINANCE 2018-04-05-0243

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 0.809 acres out of NCB 10879 from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

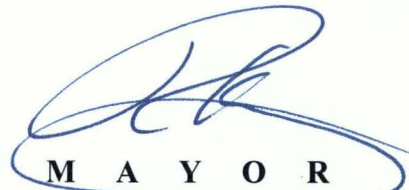
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 April 15, 2018.

PASSED AND APPROVED this 5th day of April 2018.

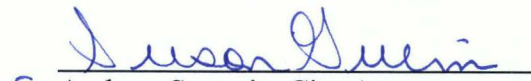

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-16 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018103 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.809 acres out of NCB 10879, located at 2510 Sidney Brooks. 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
04/05/2018
Item No. Z-16

Exhibit “A”

**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 0.809 acre, or 35,251 square feet more or less, tract of land out of that called 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Page 934 of the Official Public Records of Real Property of Bexar County, Texas, situate in the William Small Survey No. 26, Abstract 620, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 0.809 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point, the southeast corner of Sydney Brooks, a variable width right-of-way recorded in Volume 9707, Page 84 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Over and across said 1308.68 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 843.00 feet, a central angle of $08^{\circ}22'13''$, a chord bearing and distance of $S 81^{\circ}20'07'' E$, 123.04 feet, for an arc length of 123.15 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", the northwest corner of Lot 1, Block 12 of the Brooks Linear Park (Plat No. 160430) an approved but unrecorded Plat;

$S 00^{\circ}00'00'' E$, along and with the west line of said Lot 1, a distance of 145.01 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$S 55^{\circ}00'00'' W$, along and with the west line of said Lot 1, a distance of 80.00 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$N 90^{\circ}00'00'' W$, along and with the west line of said Lot 1, a distance of 30.00 feet to a point;

$N 37^{\circ}18'18'' W$, departing the west line of said Lot 1, a distance of 157.87 feet to a point;

$N 67^{\circ}18'18'' W$, a distance of 20.00 feet to a point;

$N 37^{\circ}18'18'' W$, a distance of 24.02 feet to a point;

Exhibit "A"

0.809 Acre
Job No. 9016-18
Brooks City Base

Z2018103

Northeasterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $N 07^{\circ}41'42'' E$, 70.71 feet, for an arc length of 78.54 feet to a point;

$N 52^{\circ}41'42'' E$, a distance of 15.82 feet to a point, the south line of said Sydney Brooks;

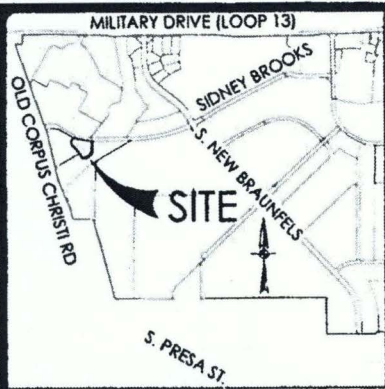
THENCE: Southeasterly, with the south line of said Sydney Brooks, along a non-tangent curve to the left, said curve having a radius of 843.00 feet, a central angle of $05^{\circ}41'14''$, a chord bearing and distance of $S 74^{\circ}18'23'' E$, 83.64 feet, for an arc length of 83.68 feet to the POINT OF BEGINNING and containing 0.809 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9016-18 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: January 25, 2018
JOB NO. 9016-18
DOC. ID. N:\Survey18\18-9000\9016-18\Word\9016-18 ZN 0.809 AC.docx



G. E. Buchanan
01/25/2018



LOCATION MAP

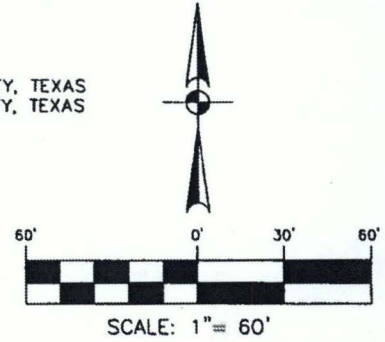
NOT-TO-SCALE

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:

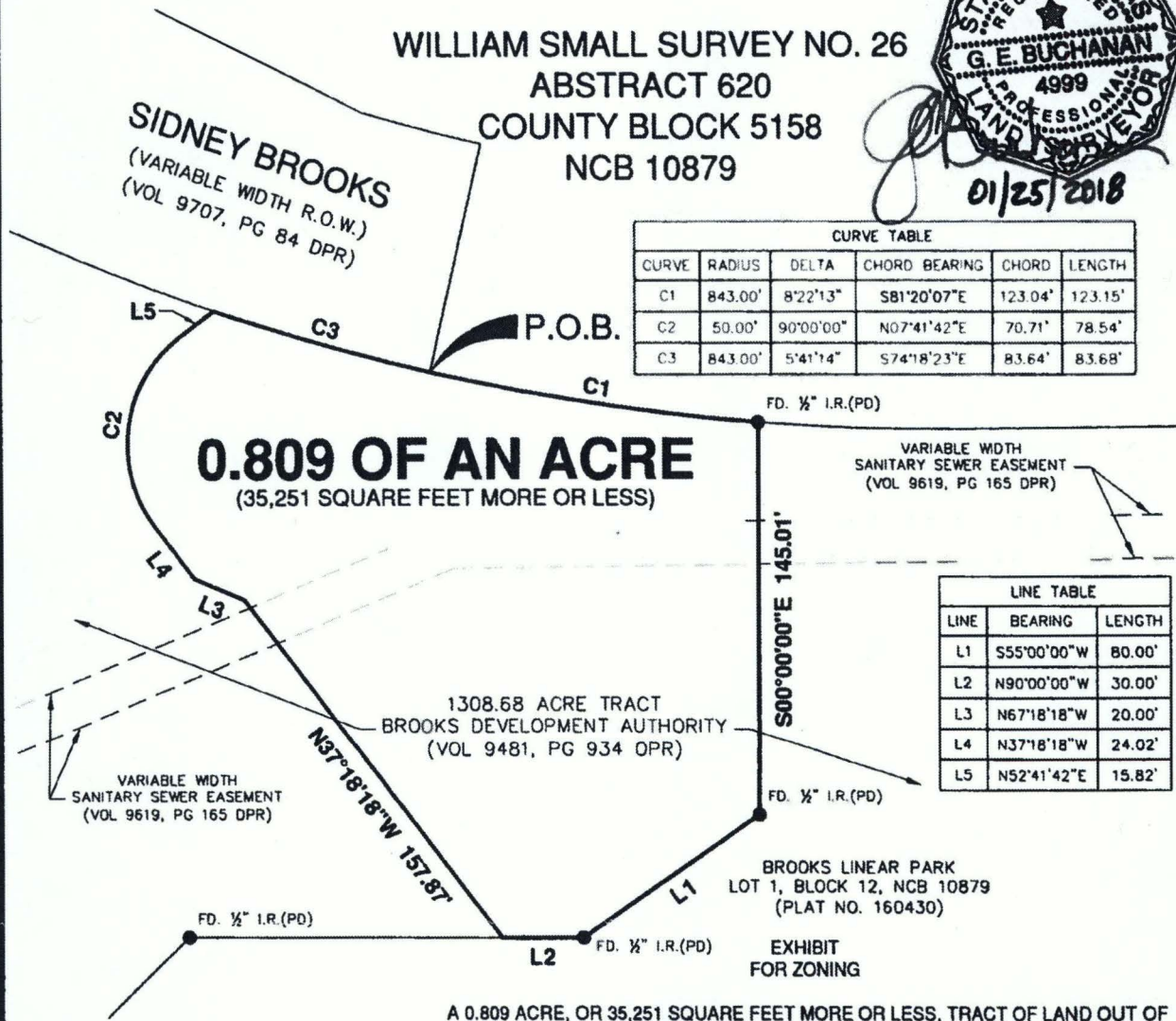
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



**WILLIAM SMALL SURVEY NO. 26
ABSTRACT 620
COUNTY BLOCK 5158
NCB 10879**



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	843.00'	8°22'13"	S81°20'07"E	123.04'	123.15'
C2	50.00'	90°00'00"	N07°41'42"E	70.71'	78.54'
C3	843.00'	5°41'14"	S74°18'23"E	83.64'	83.68'



0.809 OF AN ACRE
(35,251 SQUARE FEET MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°00'00"W	80.00'
L2	N90°00'00"W	30.00'
L3	N67°18'18"W	20.00'
L4	N37°18'18"W	24.02'
L5	N52°41'42"E	15.82'

A 0.809 ACRE, OR 35,251 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT CALLED 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY 26, ABSTRACT 620, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Exhibit "A"



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.8000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10020800

JANUARY 25, 2018

JOB No.:

9016-18

Date: Jan 25, 2018, 9:47am, User ID: BBUCHANAN, File: N:\Survey\18\18-9000\9016-18\9016-18 0 B00 AC.dwg