

AN ORDINANCE 2018-12-06-0995

**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 17.68 acres out of NCB 14945 from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District, and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment District 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.

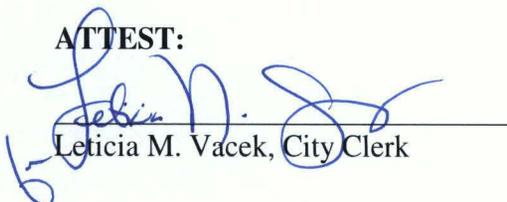
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective December 16, 2018.

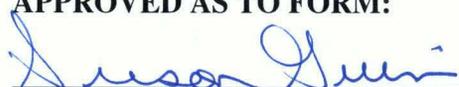
**PASSED AND APPROVED** this 6<sup>th</sup> day of December 2018.

  
M A Y O R  
 Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-23 ( in consent vote: Z-2, Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-2, Z-9, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, P-7, Z-19, Z-20, Z-21, P-8, Z-22, P-9, Z-23 )						
<b>Date:</b>	12/06/2018						
<b>Time:</b>	02:18:11 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018335 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18096)						
<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>
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  
12/06/2018  
Item No. Z-23

# **EXHIBIT “A”**



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR ZONING EXHIBIT

TRACT 6  
3.45 ACRES

Being 3.45 acres of land, more or less, out of the J. Hefferman Survey No. 101, Abstract No. 338, County Block 5028, New City Block 14945, and the M.A. De Los Santos Coy Survey No. 306, Abstract No. 135, County Block 5034, New City Block 14945 in the City of San Antonio, Bexar County, Texas. Said 3.45 acres being more particularly described as follows with bearings based on the Texas Coordinate System, South Central Zone, N.A.D. 83:

**BEGINNING** At the North end of a 25 foot radius curve at the Southernmost corner of the intersection of Thousand Oaks with Schertz Road;

**THENCE:** Departing said curve and along the West right-of-way line of Thousand Oaks, S 48°56'41" E, 180.20 feet to a point;

**THENCE:** Continuing along said right-of-way line and along the arc of a curve to the right, said curve having a radial bearing of S 45°38'30" W, a radius of 1550.00 feet, a central angle of 16°48'52", a chord bearing and distance of S 35°57'04" E, 453.24 feet, and an arc length of 454.87 feet to a point;

**THENCE:** Departing said right-of-way line, S 83°32'26" W, 151.71 feet to a point;

**THENCE:** N 54°48'21" W, 204.78 feet to a point;

**THENCE:** S 73°45'42" W, 130.51 feet to a point;

**THENCE:** N 41°08'28" W, 267.93 feet to a point on the Southeast right-of-way line of Schertz Road;

**THENCE:** Along said right-of-way line and along the arc of a curve to the left, said curve having a radial bearing of N 41°08'28" W, a radius of 430.00 feet, a central angle of 07°47'44", a chord bearing and distance of N 44°57'40" E, 58.46 feet, and an arc length of 58.50 feet to a point;

**THENCE:** Continuing along said right-of-way line, N 41°03'48" E, 217.60 feet to the South end of a curve at the intersection of the Southeast right-of-way line of Schertz Road with the West right-of-way line of Thousand Oaks;

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Tract 6  
3.45 Acres

Z2007319

THENCE: Along said curve, the arc of a curve to the right having a radial bearing of S 48°56'12" E, a radius of 40.00 feet, a central angle of 53°39'14", a chord bearing and distance of N 67°53'25" E, 36.10 feet, and an arc length of 37.46 feet to the POINT OF BEGINNING and containing 3.45 acres in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC 663.21, 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.



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Z2018335



Z2007319

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR ZONING EXHIBIT

TRACT 13  
3.38 ACRES

Being 3.38 acres of land, more or less, out of the J. Hefferman Survey No. 101, Abstract No. 338, County Block 5028, New City Block 14945, and the M.A. De Los Santos Coy Survey No. 306, Abstract No. 135, County Block 5034, New City Block 14945 in the City of San Antonio, Bexar County, Texas. Said 3.38 acres being more particularly described as follows with bearings based on the Texas Coordinate System, South Central Zone, N.A.D. 83:

COMMENCING at the South end of a curve at the intersection of the Southeast right-of-way line of Schertz Road with the West right-of-way line of Thousand Oaks;

THENCE: Along said Schertz Road right-of-way line, S 41°03'48" W, 217.60 feet to a point of curvature;

THENCE: Continuing along said Schertz Road right-of-way line and along the arc of a curve to the right, said curve having a radius of 430.00 feet, a central angle of 07°47'44", a chord bearing and distance of S 44°57'40" W, 58.46 feet, and an arc length of 58.50 feet to the POINT OF BEGINNING;

THENCE: Departing said right-of-way line, S 41°08'28" E, 267.93 feet to a point;

THENCE: S 29°20'47" W, 118.33 feet to a point;

THENCE: S 88°34'55" W, 593.05 feet to a point;

THENCE: S 81°36'30" W, 29.10 feet to a point;

THENCE: N 00°57'39" W, 213.89 feet to a point on the Southeast right-of-way line of Schertz Road;

THENCE: Along said right-of-way line, N 89°02'21" E, 231.10 feet to a point;

Tract 13  
3.38 Acres

Z2007310

Z2018335

THENCE: Continuing along said right-of-way line and along the arc of a curve to the left, said curve having a radial bearing of N 00°56'04" W, a radius of 430.00 feet, a central angle of 40°12'24", a chord bearing and distance of N 68°57'44" E, 295.60 feet, and an arc length of 301.75 feet to the POINT OF BEGINNING and containing 3.38 acres in the City of San Antonio, Bexar County, Texas.

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FIELD NOTES  
FOR ZONING EXHIBIT  
TRACT 5  
10.85 ACRES

Being 10.85 acres of land, more or less, out of the J. Hefferman Survey No. 101, Abstract No. 338, County Block 5028, New City Block 14945, and the M.A. De Los Santos Coy Survey No. 306, Abstract No. 135, County Block 5034, New City Block 14945 in the City of San Antonio, Bexar County, Texas. Said 10.85 acres being more particularly described as follows with bearings based on the Texas Coordinate System, South Central Zone, N.A.D. 83:

COMMENCING At a point at the intersection of the southeast right-of-way line of Schertz Road and the north right-of-way line of Wurzbach Parkway;

THENCE: Along the southeast right-of-way line of said Schertz Road, N 49°04'34"E, 2072.01 feet to a point;

THENCE: Continuing along said right-of-way, N 49°49'51"E, 280.57 feet to the POINT OF BEGINNING and the Westernmost corner of herein described 10.85 acre tract of land;

THENCE: Along said Southeast right-of-way line of Schertz Road, N 49°49'51" E, 552.28 feet to a point;

THENCE: Continuing along said right-of-way line and along the arc of a curve to the right, having a radial bearing of S 40°10'09" E, a radius of 542.63 feet , a central angle of 39°14'06", a chord bearing and distance of N 69°26'54" E, 364.36 feet, and an arc length of 371.58 feet to a point;

THENCE: Continuing along said right-of-way line, N 89°03'57" E, 560.97 feet to a point;

THENCE: Continuing along said right-of-way line, N 89°02'21" E, 256.89 feet to a point;

THENCE: Departing said right-of-way line of Schertz Road, S 00°57'39" E, 213.89 feet to a point;

Tract 5  
10.85 Acres

THENCE: S 81°36'30" W, 829.00 feet to a point;

THENCE: S 64°33'39" W, 353.07 feet to a point;

THENCE: S 40°56'47" W, 344.96 feet to a point;

THENCE: N 41°20'49" W, 332.27 feet to the POINT OF BEGINNING and containing 10.85 acres in the City of San Antonio, Bexar County, Texas.

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