

AN ORDINANCE **2016-11-03-0863**

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 4.189 acres out of NCB 15894 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District.

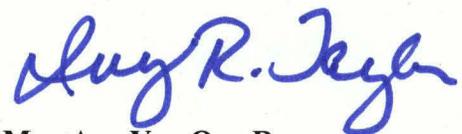
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

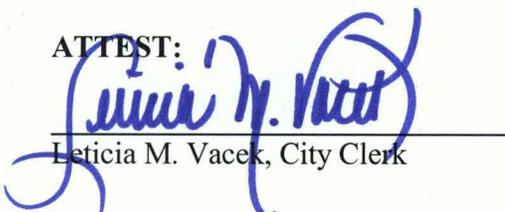
SECTION 5. This ordinance shall become effective the 13th day of November 2016.

PASSED AND APPROVED this 3rd day of November 2016.

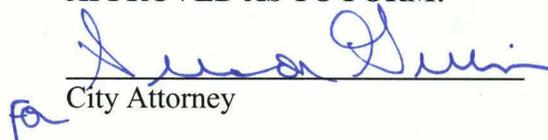


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Item:	Z-1 (in consent vote: 22, Z-1, Z-2, Z-4, Z-5, Z-6, P-2, Z-7, Z-9, Z-11, P-4, Z-12, Z-13, P-5, Z-14, P-6, Z-15)						
Date:	11/03/2016						
Time:	02:05:58 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016245 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 4.189 acres out of NCB 15894, located in the 7000 Block of Woodlake Parkway. Staff and Zoning Commission recommend Approval.						
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				
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			x	
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

METES AND BOUNDS DESCRIPTION
4.189-ACRE TRACT OUT OF THE JOHN H. MILLER SURVEY NO. 41,
ABSTRACT NO. 487, N.C.B. 15894
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 4.189-acre (182,490 square feet) tract of land out of the John H. Miller Survey No. 41, Abstract No. 487, N.C.B. 15894, City of San Antonio, Bexar County, Texas, said 4.189-acre tract being out of the remaining portion of 127.99 acres as conveyed from Sun NLF Limited Partnership to Dial Eisenhower LP by Special Warranty Deed dated June 18, 1996, recorded in Volume 6790, Page 1949, Official Public Records of Real Property (O.P.R.) Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 4.189-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

BEGINNING at a found $\frac{1}{2}$ " iron rod with yellow cap on the northeast right-of-way (R.O.W.) line of Woodlake Parkway (86-foot R.O.W.), said point being the northwest corner of a curve return, said point also lying on the southwest line of said 127.99-acre tract, for the **POINT OF BEGINNING** of the herein described tract;

THENCE N37°52'41"W, along the common line of said Woodlake Parkway R.O.W. and 127.99-acre tract, a distance of 269.86 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at the south corner of a 61.80-acre tract recorded in Volume 14798, Page 2035, O.P.R., for the west corner of the herein described tract;

THENCE departing said common line, into and across said 127.99-acre tract and along the southeast and southwest lines of said 61.80-acre tract, the following five (5) calls;

1. N52°09'09"E, a distance of 263.98 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a non-tangent point of curvature of a curve to the right, for a re-entrant corner of the herein described tract,
2. along said curve to the right, a distance of 108.45 feet, with a radius of 285.00 feet, a central angle of 21°48'06", and a chord bearing and distance of N17°38'19"W, 107.79 feet to a found $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a point of compound curvature, for a corner of the herein described tract,
3. along said compound curve, a distance of 16.49 feet, with a radius of 15.00 feet, a central angle of 63°00'12", and a chord bearing and distance of N24°45'51"E, 15.68 feet to a point of compound curvature, for a corner of the herein described tract,
4. along said compound curve, a distance of 223.73 feet, with a radius of 635.00 feet, a central angle of 28°11'13", a chord bearing and distance of N66°21'33"E, 222.57 feet to a found $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a re-entrant corner of said 61.80-acre tract, for the most northerly corner of the herein described tract, and
5. S34°28'56"E, at a distance of 349.23 feet passing the most southerly corner of said 61.80-acre tract, said point being an angle point in the northwest right-of-way line of Gibbs Sprawl (variable-width R.O.W.), continuing along the northwest R.O.W. line of Gibbs Sprawl, a total distance of 361.26 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR.", for the east corner of the herein described tract;

THENCE along the common line of said Gibbs Sprawl R.O.W. and 127.99-acre tract, the following two (2) calls:



EXHIBIT "A"

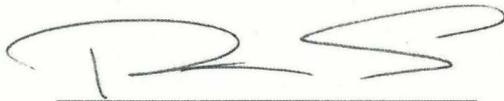
1. S52°00'21"W, a distance of 49.12 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract, and
2. S51°06'08"W, a distance 403.47 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR." at the most easterly corner of said Woodlake Parkway R.O.W., said point also being an angle point in said 127.99-acre tract, for a south corner of the herein described tract;

THENCE along the common line of said Woodlake Parkway R.O.W. and 127.99-acre tract, the following three (3) calls:

1. N37°52'41"W, a distance of 19.58 feet to a found ½" iron rod with yellow cap, for a re-entrant corner of the herein described tract,
2. S52°07'19"W, a distance of 32.00 feet to a found ½" iron rod with yellow cap at a point of curvature of a curve to the right, said point being the most easterly corner of aforementioned curve return, for a corner of the herein described tract, and
3. along said curve to the right, a distance of 39.27 feet, with a radius of 25.00 feet, a central angle of 90°0'0", and a chord bearing and distance of N82°52'41"W, 35.36 feet returning to the **POINT OF BEGINNING** and containing 4.189 acres (182,490 square feet) of land, more or less.

Job No. 1714-112-104
July 16, 2014

Certified this 16th day of July, 2014



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6347
Vickrey & Associates, Inc.

