

ORDINANCE 2019-10-03-0831

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 404.586 acres on NCB 15665 from "FR AHOD" Farm and Ranch Airport Hazardous Overlay District and "FR" Farm and Ranch District to "I-2 AHOD" General Industrial Airport Hazardous Overlay District and "I-2" General Industrial District.

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

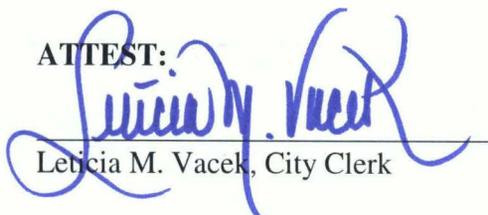
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

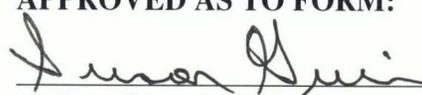
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 13, 2019.

PASSED AND APPROVED this 3rd day of October, 2019.


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-9 (in consent vote: P-4, Z-9)						
Date:	10/03/2019						
Time:	03:22:17 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE Z-2019-10700211 (Council District 3): Ordinance amending the Zoning District Boundary from "FR AHOD" Farm and Ranch Airport Hazard Overlay District and "FR" Farm and Ranch District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2" Heavy Industrial District on 426.472 acres out of NCB 15665, located at 15770 South US Highway 281. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600061)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1	x					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4	x					
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

Z-9

Z-2019-10700211



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 404.586 acre, more or less, tract of land out of that 1030.122 acre tract described in deed to SA Miers, Ltd., recorded in Volume 15749, Page 931 of the Official Public Records of Bexar County, Texas, out of the Jose Antonio De La Garza Survey, Abstract 3, County Block 4006, New City Block 15665, San Antonio, Bexar County, Texas. Said 404.586 acre tract being more fully described as follows:

BEGINNING: At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the west right-of-way line of U.S. Highway 281, the northeast corner of a 285.47 acre tract recorded in Volume 18949, Page 495 of the Official Public Records of Bexar County, Texas and a southeast corner of said 1030.122 acre tract;

THENCE: N 89°07'47" W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of said 285.47 acre tract, a south line of said 1030.122 acre tract, a distance of 3935.59 feet to a found ½" iron rod for the northwest corner of said 285.47 acre tract;

THENCE: Departing the south line of said 1030.122 acre tract, over and across said 1030.122 acre tract, the following bearings and distances:

N 00°52'15" E, a distance of 874.72 feet to a found ½" iron rod with cap stamped "Ford";

N 62°59'31" W, a distance of 646.45 feet to a point;

N 23°30'10" E, a distance of 231.93 feet to a point;

N 10°39'40" E, a distance of 310.76 feet to a point;

N 21°38'42" W, a distance of 351.85 feet to a point;

N 12°50'18" E, a distance of 210.50 feet to a point;

N 07°57'25" E, a distance of 541.52 feet to a point;

N 09°12'35" W, a distance of 246.66 feet to a point;

N 54°32'25" E, a distance of 134.87 feet to a point;

Exhibit "A"

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

N 74°49'15" E, a distance of 308.26 feet to a point;

N 67°28'26" E, a distance of 593.75 feet to a point;

S 69°28'51" E, a distance of 885.55 feet to a point;

N 06°04'06" E, a distance of 583.32 feet to a point;

N 47°23'08" E, a distance of 556.87 feet to a point;

N 57°31'22" W, a distance of 711.36 feet to a point;

N 73°36'43" E, a distance of 802.17 feet to a point;

N 16°23'17" W, a distance of 100.00 feet to a point on the north line of said 1030.122 acre tract and the south line of a 3.28 acre tract described in deed to City of San Antonio recorded in Volume 6149, Page 1605 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the north line of said 1030.122 acre tract and the south line of said 3.28 acre tract, the following bearings and distances:

N 73°36'43" E, a distance of 233.67 feet to a point;

N 73°36'43" E, a distance of 231.56 feet to a set mag nail with washer stamped "Pape-Dawson";

N 80°55'21" E, a distance of 1261.04 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 81°11'39" E, a distance of 251.98 feet to a set mag nail with washer stamped "Pape-Dawson" on the west right-of-way line of said U.S. Highway 281 at the northeast corner of said 1030.122 acre tract from which a found ½" iron rod bears N 81°11'39" E, a distance of 7.32 feet;

THENCE: Along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract the following bearings and distances:

S 00°38'20" E, a distance of 528.89 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 02°13'24" W, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 900.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 03°30'05" E, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 1567.23 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°31'10" E, a distance of 1360.96 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°50'10" E, a distance of 328.78 feet to a point for the northeast corner of Lot 1, Block 1, New City Block 15665, SAWS-Mission Del Lago Subdivision recorded in Volume 9620 , Page 48 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod with a cap stamped "Ford" bears N 75°07'33" E, a distance of 1.89 feet;

THENCE:

Along and with the perimeter of said Lot 1, Block 1 the following bearings and distances:

S 75°07'33" W, a distance of 68.16 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'41" W, a distance of 625.30 feet to a point from which a found ½" iron rod bears S 01°01'19" W, a distance of 0.42 feet;

N 01°01'19" E, a distance of 28.00 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'29" W, a distance of 159.73 feet to a found ½" iron rod;

N 00°48'29" E, a distance of 200.11 feet to a found ½" iron rod with cap stamped "Ford";

N 89°08'24" W, a distance of 199.85 feet to a found ½" iron rod with cap stamped "Ford";

404.586 Acres
Job No. 11923-00
Page 4 of 4

S 00°53'11" W, a distance of 287.89 feet to a found ½" iron rod with cap stamped "Ford";

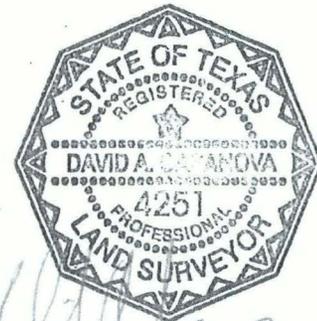
S 89°07'24" E, a distance of 993.45 feet to a found ½" iron rod with cap stamped "Ford";

N 75°12'53" E, a distance of 61.37 feet to a point on the west right-of-way line of said U.S. Highway 281 for the southeast corner of said Lot 1, from which a found ½" iron rod bears N 75°12'53" E, a distance of 1.80 feet;

THENCE: S 00°50'10" E, along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract, a distance of 216.82 feet to the POINT OF BEGINNING and containing 404.586 acres in the City of San Antonio, Bexar County, Texas. Said zoning tract being described in conjunction with an exhibit prepared under job number 11923-00 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: August 16, 2019; REVISED August 22, 2019; September 26, 2019
JOB NO. 11923-00
DOC. ID. N:\CIVIL\11923-00\Word\11923-00 FNZN-404.586 AC.docx



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°07'47"W	3935.59'
L2	N00°52'15"E	874.72'
L3	N62°59'31"W	646.45'
L4	N23°30'10"E	231.93'
L5	N10°39'40"E	310.76'
L6	N21°38'42"W	351.85'
L7	N12°50'18"E	210.50'
L8	N07°57'25"E	541.52'
L9	N09°12'35"W	246.66'
L10	N54°32'25"E	134.87'
L11	N74°49'15"E	308.26'
L12	N67°28'26"E	593.75'
L13	S69°28'51"E	885.55'
L14	N06°04'06"E	583.32'
L15	N47°23'08"E	556.87'
L16	N57°31'22"W	711.36'
L17	N73°36'43"E	802.17'
L18	N16°23'17"W	100.00'
L19	N73°36'43"E	233.67'
L20	N73°36'43"E	231.56'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N80°55'21"E	1261.04'
L22	N81°11'39"E	251.98'
L23	S00°38'20"E	528.89'
L24	S02°13'24"W	100.12'
L25	S00°38'20"E	900.00'
L26	S03°30'05"E	100.12'
L27	S00°38'20"E	1567.23'
L28	S00°31'10"E	1360.96'
L29	S00°50'10"E	328.78'
L30	S75°07'33"W	68.16'
L31	N89°07'41"W	625.30'
L32	N01°01'19"E	28.00'
L33	N89°07'29"W	159.73'
L34	N00°48'29"E	200.11'
L35	N89°08'24"W	199.85'
L36	S00°53'11"W	287.89'
L37	S89°07'24"E	993.45'
L38	N75°12'53"E	61.37'
L39	S00°50'10"E	216.82'

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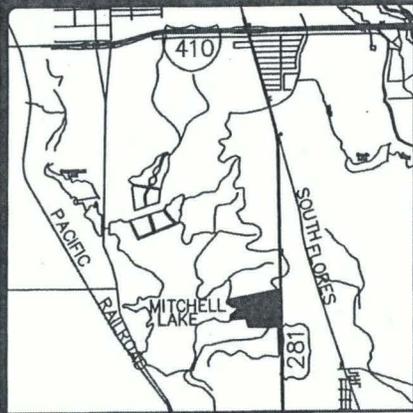


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REVISED AUGUST 22, 2019, SEPTEMBER 26, 2019
 AUGUST 16, 2019

SHEET 2 OF 2
 JOB No.:11923-00

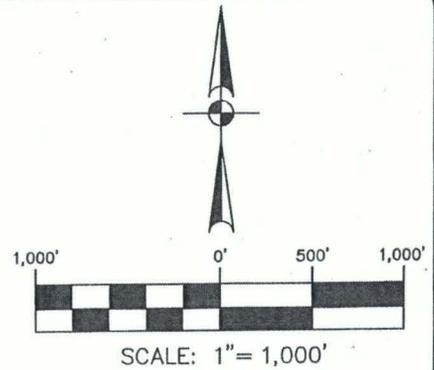
REFERENCE:



LOCATION MAP
NOT-TO-SCALE

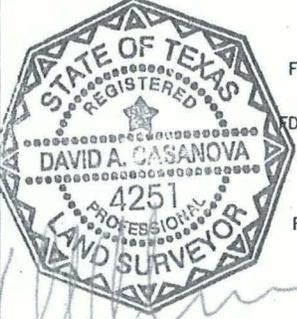
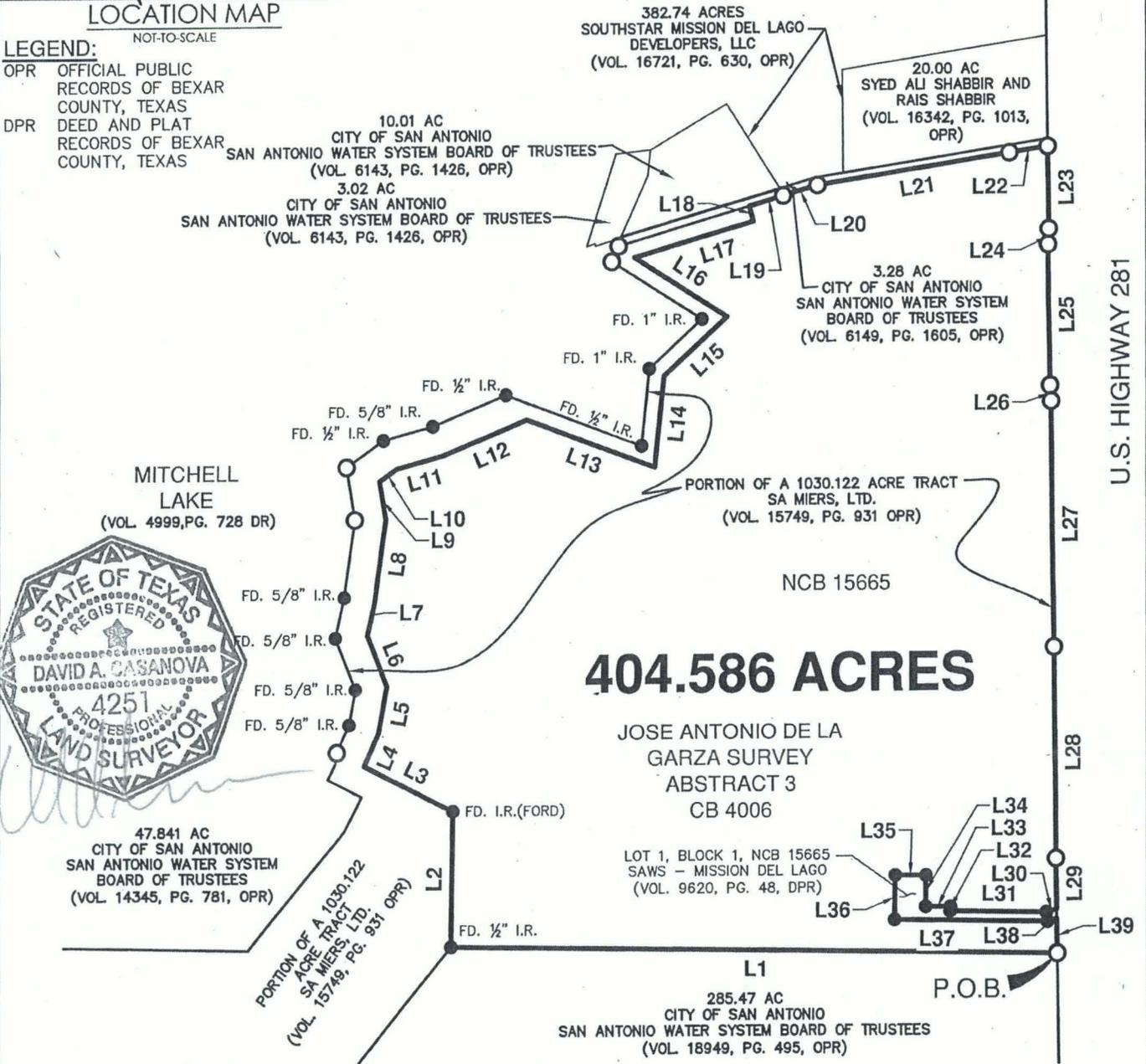
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11923-00 BY PAPE-DAWSON ENGINEERS, INC.
2. 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."



LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



404.586 ACRES

U.S. HIGHWAY 281



ZONING EXHIBIT

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REVISED AUGUST 22, 2019, SEPTEMBER 26, 2019
AUGUST 16, 2019

SHEET 1 OF 2
JOB No.:11923-00

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REFERENCE: