

AN ORDINANCE **2016-09-15-0712**

**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 24.409 acres out of NCB 10879 from "MR AHOD" Military Reservation 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.

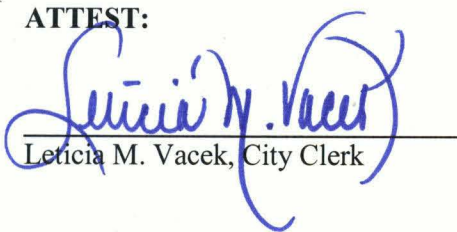
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective the 25<sup>th</sup> day of September 2016.


**PASSED AND APPROVED** this 15<sup>th</sup> day of September 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for City Attorney

<b>Agenda Item:</b>	<b>Z-4 ( in consent vote: Z-1, Z-4, Z-5, P-3, Z-7, Z-9, Z-10, Z-11, Z-12 )</b>						
<b>Date:</b>	09/15/2016						
<b>Time:</b>	02:08:54 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016202 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.409 acres out of NCB 10879, located in the 7900 Block of Inner Circle Drive. Staff and Zoning Commission recommend Approval.						
<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>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			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				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

FIELD NOTES  
FOR  
ZONING

A 24.409 acre, more or less, tract of land out of that 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas, out of the Justo Esqueda Survey No. 100, Abstract 213, County Block 5154, now in New City Block 10879 of the City of San Antonio, Bexar County, Texas. Said 24.409 acre tract being more fully described as follows;

**COMMENCING:** At a point on the west right-of-way line of City Base-Landing, a 86-foot right-of-way dedicated in Volume 9563, Pages 120-123 and the southeast right-of-way line of Sidney Brooks, a 92-foot right-of-way dedicated in Volume 9568, Page 12-13, both of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** S 00°43'38" E, departing the southeast right-of-way line of said Sidney Brooks, along and with the west right-of-way line of said City Base-Landing, a distance of 439.92 feet to the POINT OF BEGINNING of the herein described zoning tract;

**THENCE:** Continuing along and with the west right-of-way line of said City Base-Landing the following bearings and distances:

S 00°43'38" E, a distance of 56.62 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1033.00 feet, a central angle of 19°55'06", a chord bearing and distance of S 10°41'11" E, 357.31 feet, for an arc length of 359.11 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 69°35'54" W, a radius of 288.00 feet, a central angle of 07°12'37", a chord bearing and distance of S 16°47'48" E, 36.22 feet, for an arc length of 36.24 feet to a point;

S 13°11'29" E, a distance of 12.04 feet to a point;



Southeasterly, along a tangent curve to the left, said curve having a radius of 312.00 feet, a central angle of  $14^{\circ}23'36''$ , a chord bearing and distance of S  $20^{\circ}23'17''$  E, 78.17 feet, for an arc length of 78.38 feet to a point;

Southeasterly, along a compound curve to the left, said curve having a radius of 1045.00 feet, a central angle of  $04^{\circ}33'55''$ , a chord bearing and distance of S  $29^{\circ}52'03''$  E, 83.24 feet, for an arc length of 83.26 feet to a point;

THENCE:

Departing the west right-of-way line of said City Base-Landing, over and across said 1308.68 acre tract the following bearings and distances:

Southwesterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of  $78^{\circ}52'40''$ , a chord bearing and distance of S  $07^{\circ}17'20''$  W, 19.06 feet, for an arc length of 20.65 feet to a point;

S  $46^{\circ}43'41''$  W, a distance of 396.09 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 35.00 feet, a central angle of  $90^{\circ}00'00''$ , a chord bearing and distance of N  $88^{\circ}16'19''$  W, 49.50 feet, for an arc length of 54.98 feet to a point;

N  $43^{\circ}16'19''$  W, a distance of 243.40 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1000.00 feet, a central angle of  $72^{\circ}41'40''$ , a chord bearing and distance of N  $79^{\circ}37'09''$  W, 1185.35 feet, for an arc length of 1268.76 feet to a point;

S  $64^{\circ}02'01''$  W, a distance of 569.91 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 2150.00 feet, a central angle of  $00^{\circ}59'24''$ , a chord bearing and distance of S  $63^{\circ}32'19''$  W, 37.15 feet, for an arc length of 37.15 feet to a point;

N  $30^{\circ}15'55''$  W, a distance of 658.13 feet to a point;

N  $59^{\circ}44'05''$  E, a distance of 35.00 feet to a point;

N 30°15'55" W, a distance of 7.84 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 93°00'00", a chord bearing and distance of N 16°14'05" E, 21.76 feet, for an arc length of 24.35 feet to a point;

N 62°44'05" E, a distance of 828.81 feet to a point;

S 24°46'51" E, a distance of 501.39 feet to a point;

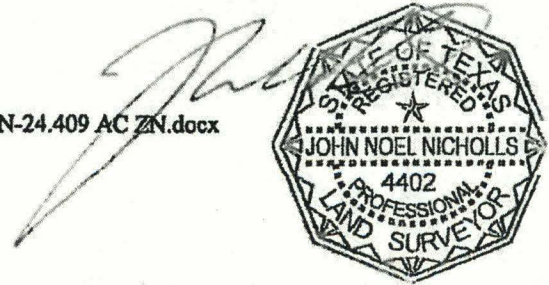
N 80°28'19" E, a distance of 538.93 feet to a point;

S 43°16'19" E, a distance of 511.42 feet to a point;

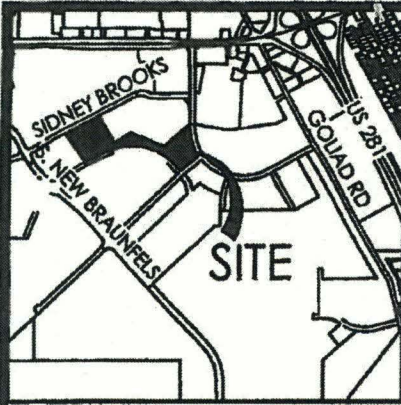
N 46°43'11" E, a distance of 742.08 feet to the POINT OF BEGINNING, and containing 24.409 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8700-18 by Pape-Dawson Engineers, Inc.

"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: May 27, 2016  
JOB NO. 8700-18  
DOC. ID. N:\CIVIL\8700-18\WORD\8700-18 FN-24.409 AC ZN.docx







LOCATION MAP

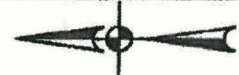
NOT-TO-SCALE

**LEGEND:**

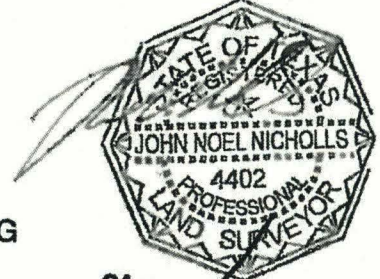
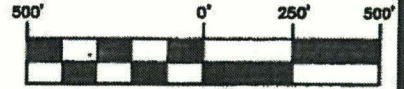
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
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."



1 inch = 500'

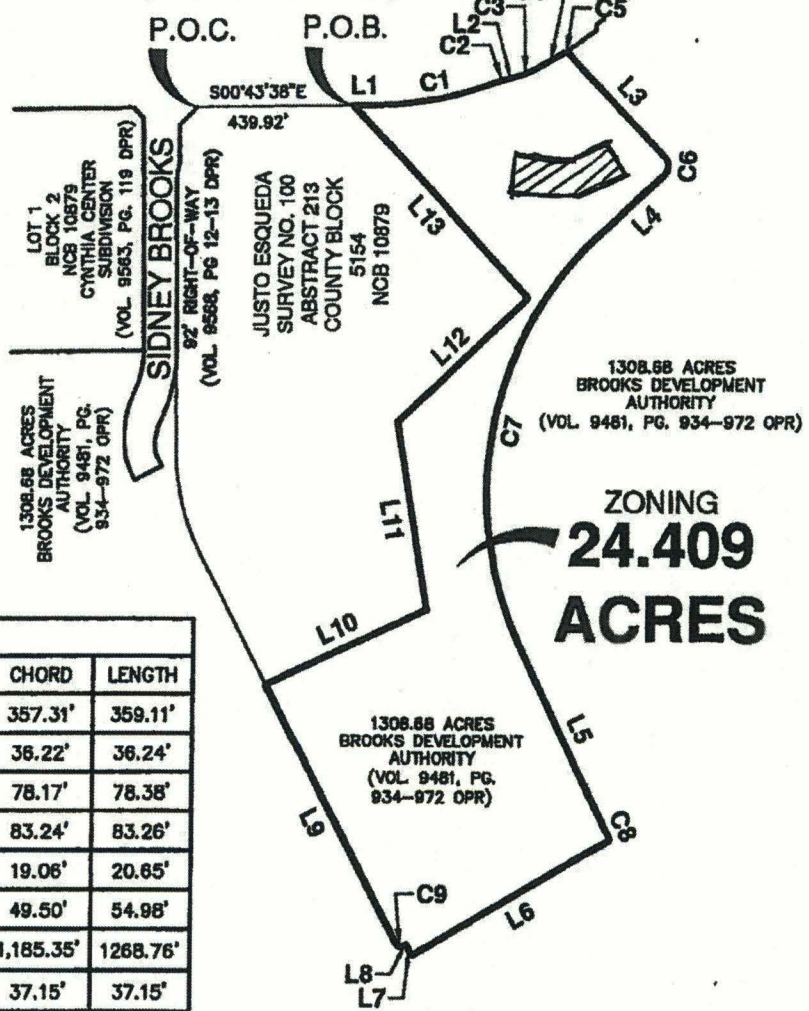


LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'38"E	56.62'
L2	S13°11'29"E	12.04'
L3	S46°43'41"W	396.09'
L4	N43°16'19"W	243.40'
L5	S64°02'01"W	569.91'
L6	N30°15'55"W	658.13'
L7	N59°44'05"E	35.00'
L8	N30°15'55"W	7.84'
L9	N62°44'05"E	828.81'
L10	S24°46'51"E	501.39'
L11	N80°28'19"E	538.93'
L12	S43°16'19"E	511.42'
L13	N46°43'11"E	742.08'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1033.00'	19°55'06"	S10°41'11"E	357.31'	359.11'
C2	288.00'	7°12'37"	S16°47'48"E	36.22'	36.24'
C3	312.00'	14°23'36"	S20°23'17"E	78.17'	78.38'
C4	1045.00'	4°33'55"	S29°52'03"E	83.24'	83.26'
C5	15.00'	78°52'40"	S07°17'20"W	19.06'	20.65'
C6	35.00'	90°00'00"	N88°16'19"W	49.50'	54.98'
C7	1000.00'	72°41'40"	N79°37'09"W	1,185.35'	1268.76'
C8	2150.00'	0°59'24"	S63°32'19"W	37.15'	37.15'
C9	15.00'	93°00'00"	N16°14'05"E	21.76'	24.35'

**CITY BASE LANDING**

86' RIGHT-OF-WAY  
(VOL. 9563, PG 120-123 DPR)



**ZONING**  
**24.409**  
**ACRES**

EXHIBIT FOR ZONING

A 24.409 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028000

MAY 27, 2016

JOB No.:

8700-18

SHEET 1 OF 1

Date: May 27, 2016, 11:09am User ID: Mhdms  
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