

ORDINANCE 2020-12-03-0868

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 7.532 acres out of NCB 10879 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District.

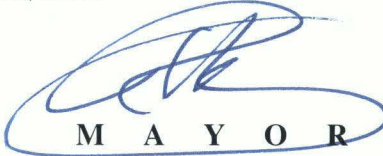
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 13, 2020.


PASSED AND APPROVED this 3rd day of December, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
fa

5050-15-03-0888



City of San Antonio

City Council

December 03, 2020

Item: Z-11

File Number: 20-6716

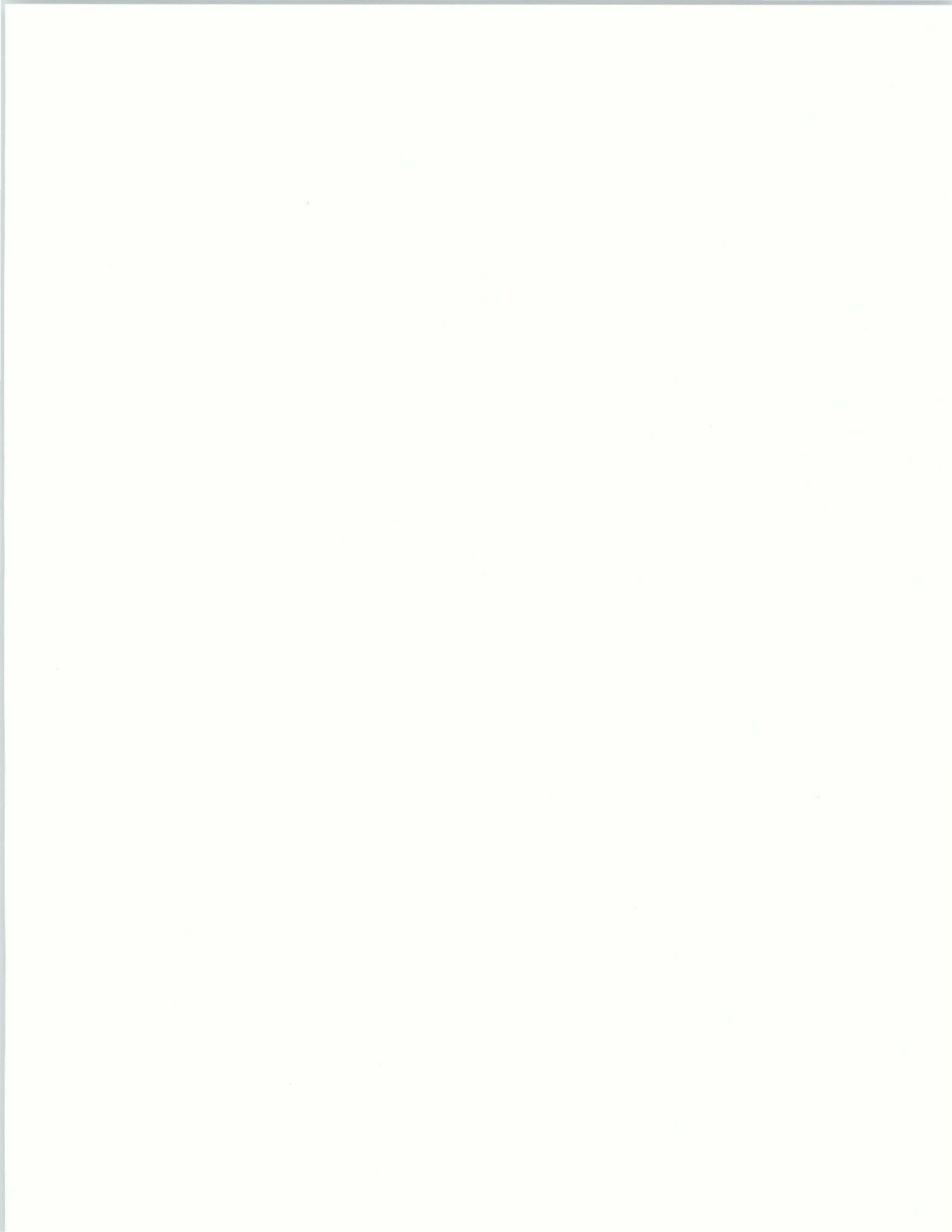
Enactment Number:

2020-12-03-0868

ZONING CASE Z-2020-10700224 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.532 acres out of NCB 10879, generally located in the 8000 block of Challenger Drive. Staff and Zoning Commission recommend Approval.

Councilmember Rebecca Viagran made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



**A METES AND BOUNDS
DESCRIPTION OF A
7.532 ACRE TRACT OF LAND**

BEING a 7.532 acre (328,080 square feet) of land situated in New City Block 10879, the City of San Antonio, Bexar County, Texas; and being portion of that certain 1308.68 acre tract described in instrument to Brooks Development Authority in Volume 9481, Page 934 of the Official Public Records of Bexar County, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") on the northeasterly right-of-way line of Challenger Drive (70 feet wide public right-of-way described in Volume 9642, Page 184-185 of the Deed and Plat Records of Bexar County) and marking the south corner of Lot 2, Block 9, NCB 10879 of Brooks City-Base Unit 13A, plat of which is recorded in Volume 9642, Page 189 of the Deed and Plat Records of Bexar County;

THENCE, North 46°35'32" East, 332.39 feet, departing the northeasterly right-of-way line of said Challenger Drive to a 1/2 inch iron rod found on the southwesterly right-of-way of South New Braunfels Avenue (120 feet wide public right-of-way which is described in Volume 9640, Page 85-87 of the Deed and Plat Records of Bexar County) and marking the east corner of said Lot 2, Block 9 and the northern-most corner of the herein described tract;

THENCE, along the southwesterly right-of-way line of said South New Braunfels Avenue, the following seven (7) courses and distances:

1. in a southeasterly direction, along a non-tangent curve to the right, a central angle of 1°46'55", a radius of 740.00 feet, a chord bearing and distance of South 44°17'56" East, 23.01 feet, and a total arc length of 23.02 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
2. South 43°24'28" East, 362.09 feet to a point for corner;
3. in a southeasterly direction, along a non-tangent curve to the left, a central angle of 6°25'37", a radius of 318.00 feet, a chord bearing and distance of South 40°11'40" East, 35.65 feet, and a total arc length of 35.67 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
4. South 43°24'28" East, 169.04 feet to a point of curvature marking the northwesterly corner of a cutback curve to the right at the intersection with the northwesterly right-of-way of a proposed street;
5. in a southwesterly direction along the said proposed street right-of-way line, along a tangent curve to the right, a central angle of 90°08'09", a radius of 90.00 feet, a chord bearing and distance of South 1°39'37" West, 127.43 feet, and a total arc length of 141.59 feet to a point for corner;
6. South 46°43'41" West, 30.80 feet to a point for corner;
7. South 43°16'19" East, 102.63 feet to a point for corner on the southeasterly right-of-way line of the said proposed street;

THENCE, South 46°43'10" West, 25.35 feet, departing the plat of said South New Braunfels Avenue and crossing the aforesaid 1308.68 acre tract to a point for corner on the northeasterly boundary of Lot 1, Block 11, NCB 10879 of Replat of Nexolon America, plat of which is recorded in Volume 9660, Page 130-131 of the Deed and Plat Records of Bexar County;

THENCE, along the northeasterly and northwesterly boundary lines of said Lot 1, Block 11, the following five (5) courses and distances:

1. North 43°24'28" West, 4.08 feet to a point for corner, and marking the northern-most corner of said Lot 1, Block 11;
2. South 46°43'41" West, 108.12 feet to a point for corner;
3. South 51°55'21" West, 56.49 feet to a point for corner;
4. South 51°55'21" West, 52.15 feet to a point for corner;
5. South 46°43'41" West, 115.57 feet to a point for corner on the northeasterly line of a 120 by 90.5 foot wide sewer, access, water, and drainage easement, which is depicted in Volume 9642, Page 185 of the Deed and Plat Records of Bexar County, and marking the southern-most corner of the herein described tract;

THENCE, along the northeasterly line of said 120 by 90.5 foot easement, the following two (2) courses and distances:

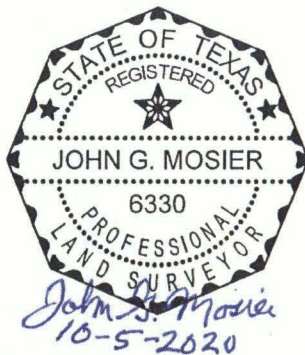
1. North 43°16'19" West, 82.85 feet to a point for corner;
2. South 46°43'41" West, 10.00 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for a point of curvature on the northeasterly right-of-way line of aforesaid Challenger Drive;

THENCE, along the northeasterly right-of-way line of said Challenger Drive, the following five (5) courses and distances:

1. in a northwesterly direction, along a tangent curve to the right, a central angle of 89°58'58", a radius of 15.00 feet, a chord bearing and distance of North 88°16'19" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
2. North 43°16'19" West, 143.67 feet to a point of curvature;
3. in a northwesterly direction, along a tangent curve to the right, a central angle of 27°00'45", a radius of 365.00 feet, a chord bearing and distance of North 29°45'57" West, 170.49 feet, and a total arc length of 172.08 feet to a point for corner;
4. North 16°15'34" West, 184.11 feet to a Mag nail found of curvature;
5. in a northwesterly direction, along a tangent curve to the left, a central angle of 26°52'44", a radius of 435.00 feet, a chord bearing and distance of North 29°41'56" West, 202.20 feet, and a total arc length of 204.07 feet to the **POINT OF BEGINNING** and containing 7.532 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Exhibit "A"

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

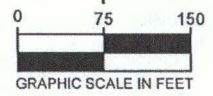


7.532 ACRE TRACT
N.C.B 10879
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn

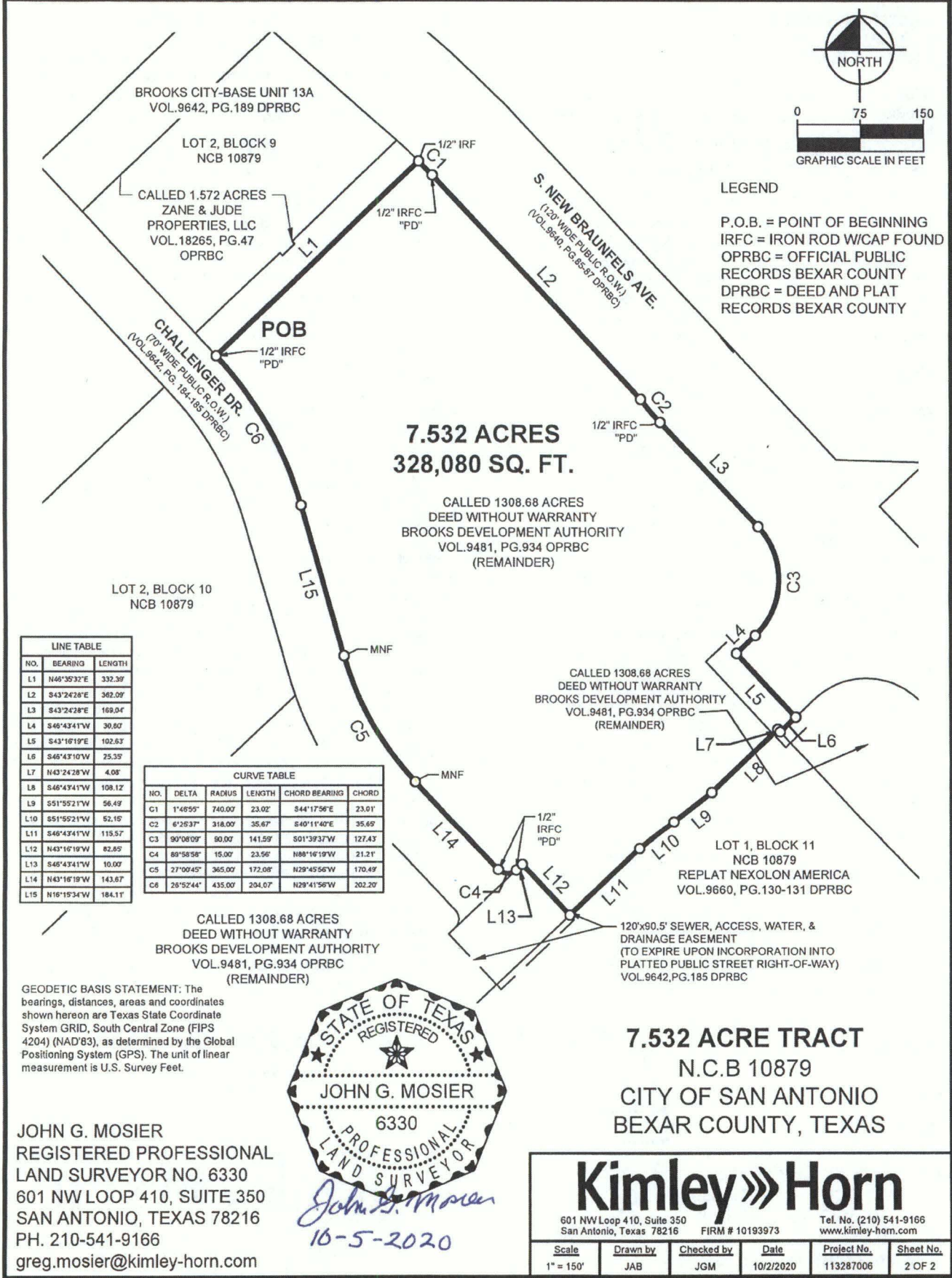
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	10/2/2020	113287006	2 OF 2



LEGEND

P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY
 DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY



**7.532 ACRES
 328,080 SQ. FT.**

CALLED 1308.68 ACRES
 DEED WITHOUT WARRANTY
 BROOKS DEVELOPMENT AUTHORITY
 VOL.9481, PG.934 OPRBC
 (REMAINDER)

CALLLED 1308.68 ACRES
 DEED WITHOUT WARRANTY
 BROOKS DEVELOPMENT AUTHORITY
 VOL.9481, PG.934 OPRBC
 (REMAINDER)

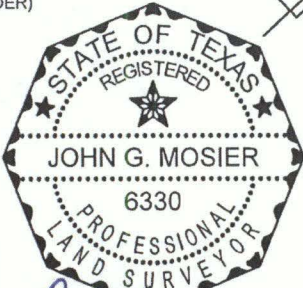
CALLLED 1308.68 ACRES
 DEED WITHOUT WARRANTY
 BROOKS DEVELOPMENT AUTHORITY
 VOL.9481, PG.934 OPRBC
 (REMAINDER)

120'x90.5' SEWER, ACCESS, WATER, &
 DRAINAGE EASEMENT
 (TO EXPIRE UPON INCORPORATION INTO
 PLATTED PUBLIC STREET RIGHT-OF-WAY)
 VOL.9642, PG.185 DPRBC

LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°35'32"E	332.30'
L2	S43°24'28"E	362.09'
L3	S43°24'28"E	169.04'
L4	S46°43'41"W	30.60'
L5	S43°16'19"E	102.63'
L6	S46°43'10"W	25.39'
L7	N43°24'28"W	4.08'
L8	S46°43'41"W	108.12'
L9	S51°59'21"W	56.49'
L10	S51°59'21"W	52.16'
L11	S46°43'41"W	115.57'
L12	N43°16'19"W	82.69'
L13	S46°43'41"W	10.00'
L14	N43°16'19"W	143.67'
L15	N16°19'34"W	184.11'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°46'55"	740.00'	23.02'	S44°17'56"E	23.01'
C2	6°25'37"	318.00'	35.67'	S40°11'40"E	35.65'
C3	90°08'09"	90.00'	141.59'	S01°39'37"W	127.43'
C4	89°58'58"	15.00'	23.56'	N88°16'19"W	21.21'
C5	27°00'45"	365.00'	172.08'	N29°45'56"W	170.49'
C6	28°52'44"	435.00'	204.07'	N29°41'56"W	202.20'

GEODETIC BASIS STATEMENT: The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.



John G. Mosier
 10-5-2020

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAB	JGM	10/2/2020	113287006	2 OF 2