

AN ORDINANCE 2017-11-09-0900

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 117.9 acres out of CB 4400 and NCB 34400 from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District and on 76.5 acres which are "OCL" Outside City Limits to "C-3" General Commercial, and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 41.4 acres out of CB 4400 and NCB 34400 (with the Airport Hazard Overlay District unchanged); "MF-33" Multi-Family District on 50.4 acres out of CB 4400 and NCB 34400; and "NP-8" Neighborhood Preservation District on 26.1 acres out of CB 4400 and NCB 34400.


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 November 19, 2017.

PASSED AND APPROVED this 9th day of November 2017.



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-1 (in consent vote: 6, 7, 8, 9, 11, 13, 14, 15, 19, 20, 21, 22, 26, 27, 29, 30, 32, P-1, Z-1)						
Date:	11/09/2017						
Time:	09:45:32 AM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017234 (Council District 6): An Ordinance amending the Zoning District Boundary of approximately 117.9 acres out of CB 4400 and NCB 34400 from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District and of which 76.5 acres are outside city limits "OCL" to "C-3" General Commercial District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 41.4 acres out of CB 4400 and NCB 34400 (with the Airport Hazard Overlay District unchanged); "MF-33" Multi-Family District on 50.4 acres out of CB 4400 and NCB 34400; and "NP-8 AHOD" Neighborhood Preservation District on 26.1 acres out of CB 4400 and NCB 34400; all of the approximate 117.9 acres generally located in the 11100 Block of West Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17070)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		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				x
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

Z2017234



**FIELD NOTE
FOR
A 41.4 ACRE TRACT**

A **41.4 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north right-of-way line of W. Military Drive, a variable width right-of-way, and in the south line of the 135.127 acre tract and for the southwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "N. STAR 4350" bears with a curve to the right having a radius of 1243.00 feet, an arc length of 138.59 feet, a delta angle of 006° 23' 17" and a chord bears, S 83° 26' 46" W, a distance of 138.51;

THENCE: into and across the 135.127 acre tract and along and with the approximate San Antonio City Limit Line the following eleven (11) courses:

1. **N 00° 23' 17" W**, a distance of **2204.32 feet** to a point for a westerly corner of the tract described herein;
2. **N 89° 36' 43" E**, leaving the approximate San Antonio City Limit Line, a distance of **671.29 feet** to a point for an interior corner of the tract described herein;
3. With a curve to the left having a radius of **75.00 feet**, an arc length of **4.79 feet**, a delta angle of 003° 39' 42" and a chord bears, **N 25° 23' 03" W**, a distance of **4.79 feet** to a point of tangency of the tract described herein;
4. **N 27° 12' 54" W**, a distance of **269.49 feet** to a point for a point of curvature of the tract described herein;
5. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 14° 22' 08" W**, a distance of **180.09 feet** to a point of compound curvature of the tract described herein;
6. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 11° 19' 22" E**, a distance of **180.09 feet** to a point of tangency of the tract described herein;
7. **N 24° 10' 07" E**, a distance of **136.76 feet** to a point for a point of curvature of the tract described herein,
8. With a curve to the left having a radius of **15.97 feet**, an arc length of **15.76 feet**, a delta angle of **056° 32' 18"** and a chord bears, **N 04° 02' 39" W**, a distance of **15.13 feet** to a point of reverse curvature of the tract described herein;
9. With a curve to the right having a radius of **58.00 feet**, an arc length of **122.46 feet**, a delta angle of **120° 58' 34"** and a chord bears, **N 28° 13' 52" E**, a distance of **100.95 feet** to an interior point of the tract described herein;
10. **N 24° 10' 07" E**, a distance of **37.86 feet** to a point for a point of curvature of the tract described herein,
11. With a curve to the left having a radius of **75.00 feet**, an arc length of **32.15 feet**, a delta angle of **024° 33' 24"** and a chord bears, **N 11° 53' 25" E**, a distance of **31.90 feet** to a point of tangency of the tract described herein;
12. **N 00° 23' 05" W**, a distance of **499.69 feet** to a point in the southeast line of a 381.761 acre tract of land as conveyed to SPH Culebra, Ltd., of record in Volume 12752 Page 1639 of the Official Records of Bexar County, Texas for the northwest corner of the tract described herein;

Exhibit "A"

THENCE: N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, a northwest line of the 135.127 acre tract, a distance of **501.97 feet** to a point in the west right-of-way line of W Loop 1604, (a variable width right-of-way), an east line of the 135.127 acre tract and for the northeast corner of the tract described herein, from which a Texas Department Of Transportation Monument bears N 00° 23' 17" W, a distance of 95.68 feet;

THENCE: along and with the west right-of-way line of F.M. Loop 1604 and an east line of the 135.127 acre tract the following five (5) courses:

1. S 00° 23' 17" E, a distance of **168.45 feet** to a found brass Texas Department of Transportation Type II monument for an exterior corner of the tract described herein;
2. S 16° 18' 40" W, a distance of **208.79 feet** to a found brass Texas Department of Transportation Type II monument for an interior corner of the tract described herein;
3. S 00° 23' 17" E, a distance of **399.97 feet** to a found brass Texas Department of Transportation Type II monument for an interior corner of the tract described herein;
4. S 17° 05' 15" E, a distance of **208.49 feet** to a found brass Texas Department of Transportation Type II monument for an exterior corner of the tract described herein;
5. S 00° 23' 17" E, a distance of **25.90 feet** to a point for a point of curvature of the tract described herein;

THENCE: into and across the 135.127 acre tract, with a curve to the left having a radius of **345.00 feet**, an arc length of **1,304.13 feet**, a delta angle of 216° 35' 01" and a chord bears, S 00° 23' 17" E, a distance of **655.13 feet** to a point in the west right-of-way line Loop 1604, an east line of the 135.127 acre tract and for an easterly exterior corner of the tract described herein;

THENCE: S 00° 23' 17" E, along and with the west right-of-way line of Loop 1604 and an east line of the 135.127 acre tract, a distance of **596.56 feet** to a point for an easterly exterior corner of the tract described herein;

THENCE: into and across the 135.127 acre tract the following two (2) courses:

1. S 89° 44' 20" W, a distance of **450.37 feet** to a point for an interior corner of the tract described herein;
2. S 00° 26' 10" E, a distance of **1,365.37 feet** to a point in the north line of Lot 1, Block 1, of the West Creek Peptoe Subdivision of record in Volume 9564 Page 83 of the Deed and Plat Records of Bexar County, Texas, and for an exterior corner of the tract described herein;

THENCE: S 89° 38' 21" W, along a south line of the 135.127 acre tract and the north line of Lot 1, a distance of **18.53 feet** to a found p.k. nail for the northwest corner of Lot 1 and for an interior corner of the tract described herein;

THENCE: S 00° 16' 46" E, along and with an east line of the 135.127 acre tract and the west line of Lot 1, a distance of **327.99 feet** to a point in the north right-of-way line of W. Military Drive and in a south line of the 135.127 acre tract, for a southeast corner of the tract described herein, from which a found pk with washer stamped "MBC" in the south line of Lot 1, bears, with a curve to the right having a radius of 1279.86 feet, an arc length of 48.52 feet, a delta angle of 002° 10' 19" and a chord bears, N 88° 17' 16" E, a distance of 48.51 feet to a point;

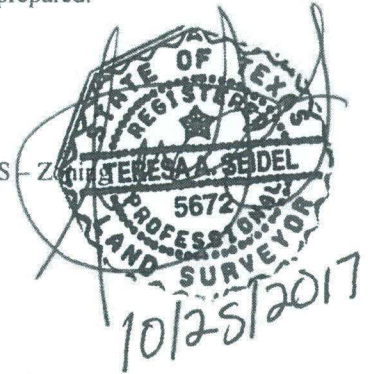
THENCE: along and with the north right-of-way line of W. Military Highway and a south line of the 135.127 acre tract the following four (4) courses:

1. With a curve to the left having a radius of **1,279.86 feet**, an arc length of **81.05 feet**, a delta angle of 003° 37' 42" and a chord bears, S 85° 23' 16" W, a distance of **81.04 feet** to a 1/2" found iron rod with a plastic cap stamped "N. STAR 4350" for a point of reverse curvature of the tract described herein;
2. With a curve to the right having a radius of **1193.86 feet**, an arc length of **120.86 feet**, a delta angle of 005° 48' 01" and a chord bears, S 86° 28' 26" W, a distance of **120.81 feet** to a 1/2" found iron rod with a plastic cap stamped "N. STAR 4350" for a point of tangency of the tract described herein;

3. S 89° 22' 26" W, a distance of 288.24 feet to a point for a point of curvature of the tract described herein;
4. With a curve to the left having a radius of 1,243.00 feet, an arc length of 59.31 feet, a delta angle of 002° 44' 03" and a chord bears, S 88° 00' 26" W, a distance of 59.31 feet to the POINT OF BEGINNING and containing 41.4 acres or 1,805,226 square feet more or less, in Bexar County, Texas.

"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."

Job No.: 16-117
Prepared by: KFW Surveying
Date: July 11, 2017
Updated: October 25, 2017
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 41.44 ACRES - Z





**FIELD NOTE
FOR
A 50.4 ACRE TRACT**

A **50.4 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north right-of-way line of W. Military Drive, a variable width right-of-way, and in a south line of the 135.127 acre tract, for the southwest corner of the tract described herein, from which a point for the southwest corner of the 135.127 acre tract bears S 81° 07' 38" W, a distance of 430.08 feet;

THENCE: into and across the 135.127 acre tract the following ten (10) courses:

1. N 00° 03' 39" E, a distance of **86.21 feet** to a point for an interior corner of the tract described herein,
2. N 27° 42' 01" W, a distance of **257.20 feet** to a point for an interior corner of the tract described herein,
3. N 36° 56' 34" W, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
4. N 06° 43' 19" W, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
5. N 29° 52' 14" W, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
6. N 08° 58' 19" W, a distance of **463.17 feet** to a point for an exterior corner of the tract described herein,
7. N 27° 07' 17" E, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
8. N 05° 37' 49" E, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
9. N 16° 10' 43" E, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
10. N 07° 26' 19" W, a distance of **181.49 feet** to a point in the southeast line of a 381.761 acre tract of land as conveyed to SPH Culebra, Ltd., of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas and the northwest line of the 135.127 acre tract, for the northwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "PAPE DAWSON" for a westerly corner of the 135.127 acre tract bears S 43° 48' 47" W, a distance of 1,119.65 feet;

THENCE: N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, the northwest line of the 135.127 acre tract, and crossing the Approximate San Antonio City Limit Line, a distance of **1,781.79 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the east right-of-way line of F.M. Loop 1604 bears N 43° 48' 47" E, a distance of 501.97 feet;

THENCE: into and across the 135.127 acre tract the following eleven (11) courses:

1. S 00° 23' 05" E, a distance of **499.69 feet** to a point for a point of curvature of the tract described herein;
2. With a curve to the right having a radius of **75.00 feet**, an arc length of **32.14 feet**, a delta angle of 024° 33' 24" and a chord bears, S 11° 53' 25" W, a distance of **31.90 feet** to a point of tangency of the tract described herein;
3. S 24° 10' 07" W, a distance of **37.85 feet** to a point of curvature of the tract described herein;
4. With a curve to the left having a radius of **58.00 feet**, an arc length of **122.46 feet**, a delta angle of 120° 58' 34" and a chord bears, S 28° 13' 52" W, a distance of **100.95 feet** to a point of reverse curve of the tract described herein;

5. With a curve to the right having a radius of **16.00 feet**, an arc length of **15.76 feet**, a delta angle of **056° 25' 32"** and a chord bears, **S 04° 02' 39" E**, a distance of **15.13 feet** to a point of tangency of the tract described herein;
6. **S 24° 10' 07" W**, a distance of **136.76 feet** to a point for a point of curvature of the tract described herein;
7. With a curve to the left having a radius of **405.00 feet**, an arc length of **363.21 feet**, a delta angle of **051° 23' 00"** and a chord bears, **S 01° 31' 23" E**, a distance of **351.16 feet** to a point of tangency of the tract described herein;
8. **S 27° 12' 54" E**, a distance of **269.49 feet** to a point for a point of curvature of the tract described herein;
9. With a curve to the right having a radius of **75.00 feet**, an arc length of **4.79 feet**, a delta angle of **003° 39' 42"** and a chord bears, **S 25° 23' 03" E**, a distance of **4.79 feet** to a point of tangency and for the east corner of the tract described herein;
10. **S 89° 36' 43" W**, a distance of **671.29 feet** to a point for an interior corner of the tract described herein;
11. **S 00° 23' 17" E**, a distance of **2,204.32 feet** to a point in a curve in the north right-of-way line of W. Military Drive and in a south line of the 135.127 acre tract, for a southeast corner of the tract described herein, from which a ½" iron rod found with a plastic cap stamped "N. STAR 4350" in the south line of the 135.127 acre tract bears **N 89° 08' 27" E**, a distance of **347.58 feet**;

THENCE: With a curve to the left having a radius of **1243.00 feet**, an arc length of **138.59 feet**, a delta angle of **006° 23' 17"** and a chord bears, **S 83° 26' 46" W**, a distance of **138.51 feet** to a ½" found iron rod with a plastic cap stamped "N. STAR 4350" for a of tangency of the tract described herein;

THENCE: **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **157.67 feet** to the **POINT OF BEGINNING** and containing **50.4 acres** or 2,197,911 square feet more or less, in Bexar County, Texas.

"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."

Job No.: 16-177
 Prepared by: KFW Surveying
 Date: July 20, 2017
 Updated: October 25, 2017
 File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 50.4 ACRES - Zoning





**FIELD NOTE
FOR
A 26.1 ACRE TRACT**

A **26.1 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, for the southeast corner of Lot 2 Block 2 of the Westcreek Model Home Subdivision of record in Volume 9515 Pages 11-19 of the Deed and Plat Records of Bexar County, Texas and southwest corner of the 135.127 acre tract and the tract described herein;

THENCE: along and with the east and north lines of the Westcreek Model Home Subdivision and the west and south lines of the 135.127 acre tract the following eight (8) courses:

- 1) **N 20° 45' 56" W**, a distance of **301.59 feet** to a point for an interior corner of the tract described herein,
- 2) **N 52° 10' 53" W**, a distance of **153.90 feet** to a point for an exterior corner of the tract described herein,
- 3) **N 31° 07' 15" W**, a distance of **156.06 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 4) **N 08° 55' 38" W**, a distance of **88.48 feet** to a point for an exterior corner of the tract described herein,
- 5) **N 00° 40' 59" E**, a distance of **300.31 feet** to a point for an interior corner of the tract described herein,
- 6) **N 89° 19' 01" W**, a distance of **270.00 feet** to a point for an interior corner of the tract described herein,
- 7) **S 00° 40' 59" W**, a distance of **110.11 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 8) **N 89° 19' 32" W**, a distance of **66.74 feet** to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the Westcreek Model Home Subdivision and for a westerly exterior corner of the tract described herein,

THENCE: **N 00° 40' 28" E**, along and with the east line of the Royal Oaks of West Subdivision line and a west line of the 135.127 acre tract, a distance of **821.73 feet** to a found ½" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19 of the Royal Oaks of Westcreek Subdivision, the northwest corner of the 135.127 acre tract and the tract described herein;

THENCE: **N 43° 48' 47" E**, along and with the southeast lines of the 144.685 acre tract, a 4.056 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 17607 Page 2194 of the Official Public Records of Bexar County, Texas, and the remaining portion of a 381.761 acre tract of land as conveyed to SPH Culebra, LTD. of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas a distance of **1,119.65 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the west right-of-way line of F.M. Loop 1604 bears **N 43° 48' 47" E**, a distance of 2,283.76 feet;

THENCE: into and across the 135.127 acre tract the following ten (10) courses:

1. **S 07° 26' 19" E**, a distance of **181.50 feet** to a point for an exterior corner of the tract described herein,
2. **S 16° 10' 43" W**, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
3. **S 05° 37' 49" W**, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
4. **S 27° 07' 17" W**, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
5. **S 08° 58' 19" E**, a distance of **463.17 feet** to a point for an interior corner of the tract described herein,
6. **S 29° 52' 14" E**, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
7. **S 06° 43' 19" E**, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
8. **S 36° 56' 34" E**, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
9. **S 27° 42' 01" E**, a distance of **257.20 feet** to a point for an exterior corner of the tract described herein,
10. **S 00° 03' 39" W**, a distance of **86.21 feet** to a point in the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, for the southeast corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "N.STAR 4350" in the south line of the 135.127 acre tract bears **N 80° 15' 07" E**, a distance of **157.72 feet**;

THENCE: **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **331.51 feet** to a point of curvature of the tract described herein;

THENCE: With a curve to the right having a radius of **742.11 feet**, an arc length of **98.81 feet**, a delta angle of **007° 37' 43"** and a chord bears, **S 84° 04' 02" W**, a distance of **98.74 feet** to the **POINT OF BEGINNING** and containing **26.1 acres** or 1,139,212 square feet more or less, in Bexar County, Texas.

"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."

Job No.: 16-117
Prepared by: KFW Surveying
Date: July 20, 2017
Updated: October 25, 2017
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 26.1 ACRES - Zone

