

AN ORDINANCE 2018-01-18-0043

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 17.28 acres out of CB 5132, from "L" Light Industrial District to "I-1" 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 January 28, 2018.


**PASSED AND APPROVED** this 18<sup>th</sup> day of January 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
FOR Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-12 ( in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46 )						
<b>Date:</b>	01/18/2018						
<b>Time:</b>	02:15:19 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017302 (Council District 2): An Ordinance amending the Zoning District Boundary from "L" Light Industrial District to "I-1" General Industrial District on 17.28 acres out of CB 5132, located at 6375 US Hwy 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17090)						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				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				
Clayton H. Perry	District 10		x				

SG/lj  
01/18/2018  
Item No. Z-12

# Exhibit "A"

FIELD NOTES  
FOR

22017302

A 8.661 Acre Tract of Land of situated in Bexar County, Texas, and being out of the N. Montoya Survey, Abstract 469, County Block 5132, said Tract being the same 8.368 Acre Tract of Land as Recorded in Volume 3458, Page 446 of the Official Public Records of Bexar County, Texas, said 8.661 Acres being further described as follows. (Note: All set corners are ½" rebar with a yellow plastic cap stamped "Cash Surveying").

**BEGINNING:** At a set ½" iron pin in the North R.O.W. line of U.S. Hwy 87, (Rigsby Ave) for the Southeast corner of this Tract, said point also being the Southwest corner of Lot 1, County Block 5132 of Country Air Mobile Home Park Subdivision, as Recorded in Volume 9504, Page 113 of the deed and plat Records of Bexar County, Texas;

**THENCE:** Along the North R.O.W. line of U.S. Hwy 87 with the South line of this Tract, N 62 58' 59" W a distance of 253.42 feet (Record N 62 51' 09" W, 251.68 feet) to a found ½" iron pin (Overby Descamps cap) for the Southwest corner of this Tract, said point also being the Southeast corner of a 8.620 Acre Tract as Recorded in Document # 20020354970 of the Official Public Records of Bexar, County, Texas;

**THENCE:** Leaving the North R.O.W. line of U.S. Hwy 87 with the West line of this Tract, N 00 04' 00" E a distance of 1624.04 feet (Record N 00 04' 00" E, 1621.41 feet) to a found 2" Iron Pipe for the Northwest corner of this Tract, and the Northeast corner of said 8.620 Acre Tract, said point also being on the South line of a 98.165 Acre Tract as Recorded in Volume 1397, Page 388 of the Official Public Records of Bexar County, Texas;

**THENCE:** Along the North line of this Tract and the South line of said 98.165 Acre Tract, N 89 32' 41" E a distance of 227.70 feet (Record N 89 50' 36" E, 224.09 feet) to a found 2" Pipe for the Northeast corner of this Tract, also being the Northwest corner of said Lot 1, Country Air Mobile Home Park Subdivision;

**THENCE:** S 00 02' 20" E a distance of 1740.92 feet (Record S 00 04' 00" W, 1736.86 feet) to the POINT OF BEGINNING and containing 8.661 Acre of land, Surveyed on May 7<sup>th</sup>, 2004 by Cash Surveying Inc.

  
Joseph H. Cash II Registered Professional Land Surveyor No. 5753  
Job No. 04-053  
Drawing Prepared



Exhibit "A"

42017302

Exhibit A

# EXHIBIT A

**METES AND BOUNDS DESCRIPTION  
8.620 ACRES OF LAND**

A 8.620 acres (±375,487 sq. ft.) tract of land out of the Nepomacino Montoya Survey No. 21, Abstract No. 469, County Block 5132, Bexar County, Texas. Said 8.620 acres being the same tract of land called 8.637 acres of land described in a Warranty Deed recorded in Volume 7044, Page 566 of the Real Property Records of Bexar County, Texas. Said 8.620 acres being more particularly described as follows:

**BEGINNING** at a found 1/2 inch iron pin on the Northeast right-of-way line of U.S. Highway 87 at the Southwest corner of said called 8.637 acre tract

**THENCE** departing said right-of-way line and along the West line of said called 8.637 acre tract, North 00 degrees 03 minutes 32 seconds West, a distance of 1501.60 feet to a found 1/2 inch pipe at the Northwest corner of said called 8.637 acre tract;

**THENCE** along the North line of said called 8.637 acre tract, North 88 degrees 56 minutes 32 seconds East, a distance of 71.06 feet to a found 1 inch pipe;

**THENCE** continuing along said North line, North 89 degrees 38 minutes 36 seconds East, a distance of 169.60 feet to a found 2 inch pipe at the Northeast corner of said called 8.637 acre tract;

**THENCE** along the East line of said called 8.637 acre tract, South 00 degrees 02 minutes 02 seconds East, passing a found 1/2 inch iron pin at a distance of 1623.86 and continuing a total distance of 1624.04 feet to a set 1/2 inch iron pin with a red cap stamped Overby Descamps on the Northeast right-of-way line of U.S. Highway 87;

**THENCE** along said Northeast right-of-way line, North 63 degrees 05 minutes 01 seconds West, a distance of 172.81 feet to a found concrete right-of-way monument (Type 1);

**THENCE** continuing along said Northeast right-of-way line, North 64 degrees 02 minutes 41 seconds West, a distance of 95.60 feet to the **POINT OF BEGINNING** and containing 8.620 acres (±375,487 sq. ft.) of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83.

A survey drawing of this description has been prepared.

 4-25-02

David A. Casanova  
Registered Professional Land Surveyor No. 4251  
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