

ORDINANCE 2021-04-15-0265

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 3.411 acres out of NCB 13663 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

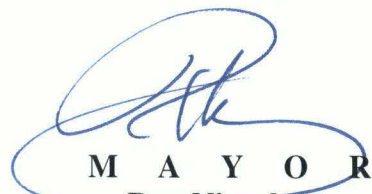
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 April 25, 2021.

PASSED AND APPROVED this 15th day of April, 2021.



M A Y O R
Ron Nirenberg

ATTEST:



Yina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: Z-17

File Number: 21-2493

Enactment Number:

2021-04-15-0265

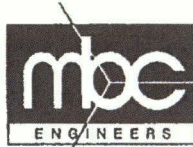
ZONING CASE Z-2021-10700013 (Council District 8): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.411 acres out of NCB 13663, generally located in the 8400 block of Floyd Curl Drive. Staff and Zoning Commission recommend Approval.

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage 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

SG
04/15/2021
Item No. Z-17

Exhibit “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 515-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.imbcengineers.com

METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT

A 3.411 ACRE (148,568 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, NEW CITY BLOCK 13663, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 3.411 ACRE TRACT ALSO BEING OUT OF A CALLED 134.410 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5417, PAGE 471, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod with cap "MBC" Found on the curved West Right-of-Way line of Floyd Curl Drive and marking the Southeast corner of an existing 18 foot wide Electrical Distribution Easement as described in Deed recorded in Volume 10422, Page 1238, of the Official Public Records of Bexar County, Texas;

THENCE S 27°58'49" E a distance of 507.32 feet to a point on the curved Right-of-Way line of said Floyd Curl Drive to the POINT OF BEGINNING;

THENCE along and with the curved Right-of-Way line (to the left) of said Floyd Curl having the following parameters: Radius = 1740.88 feet, Arc Length = 299.75 feet, Chord Bearing = S 35°37'13" E and a Chord Distance = 299.38 feet to a 1/2-Inch Iron Rod with cap "MBC" Set;

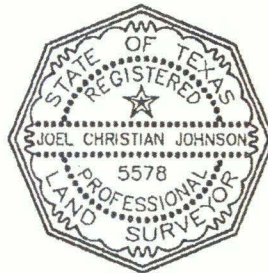
THENCE S 47°56'53" W a distance of 486.95 feet departing the West Right-of-Way line of said Floyd Curl into and across said 134.410 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Southwest corner of this tract and from which a 1/2-Inch Iron Rod with cap "MBC" Found marking the Easternmost corner of a called 3.676 Acre Tract (C.P.S.B. SUB-STATION), bears N 86°31'41" E a distance of 263.92 feet;

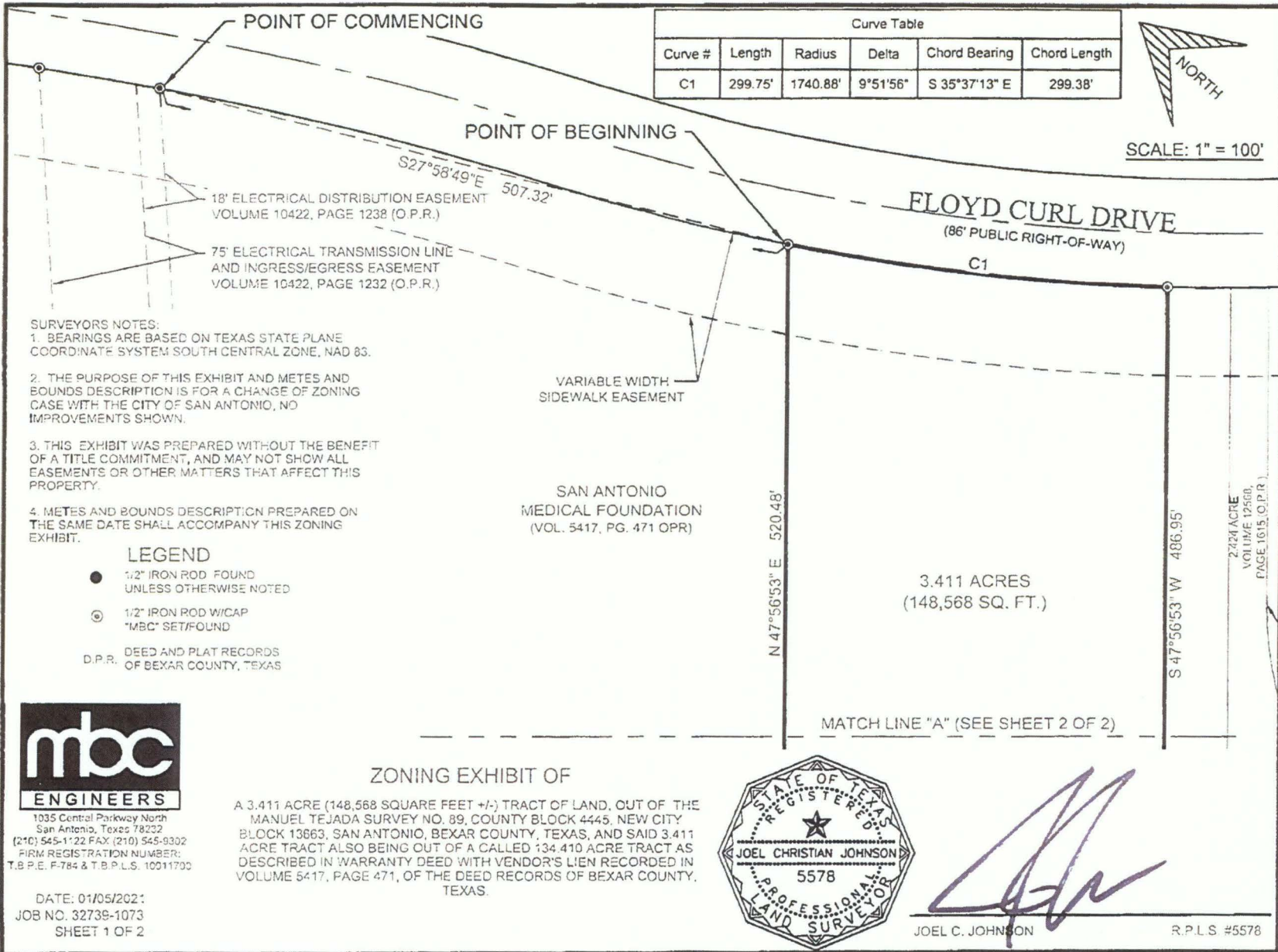
THENCE N 42°03'07" W a distance of 297.50 feet to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Northwest corner of this tract;

THENCE N 47°56'53" E a distance of 520.48 feet, to the POINT OF BEGINNING and containing 3.411 Acres (148,568 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Sketch that is made a part hereof and shall accompany this instrument.

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: January 08, 2021
Job No. 32739-1073





Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	299.75'	1740.88'	9°51'56"	S 35°37'13" E	299.38'



SCALE: 1" = 100'

- SURVEYORS NOTES:**
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
 3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

mbc ENGINEERS
 1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10211793

DATE: 01/05/2021
 JOB NO. 32739-1073
 SHEET 1 OF 2

ZONING EXHIBIT OF

A 3.411 ACRE (148,568 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, NEW CITY BLOCK 13663, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 3.411 ACRE TRACT ALSO BEING OUT OF A CALLED 134.410 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5417, PAGE 471, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



[Signature]
 JOEL C. JOHNSON

R.P.L.S. #5578

Z2021-10700013

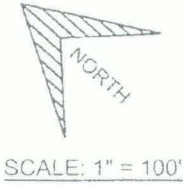
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MATCH LINE "A" (SEE SHEET 1 OF 2)

2.424 ACRE
VOLUME 12560,
PAGE 1015 (O.P.R.)

N 42°03'07" W 297.50'

SAN ANTONIO
MEDICAL FOUNDATION
(VOL. 5417, PG. 471 OPR)

N 86°31'41" E 263.92'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

75' ELECTRICAL TRANSMISSION LINE AND INGRESS/EGRESS EASEMENT VOLUME 10422, PAGE 1232 (O.P.R.)

18' ELECTRICAL DISTRIBUTION EASEMENT VOLUME 10422, PAGE 1238 (O.P.R.)

C.P.S.B SUB-STATION
3.676 ACRES
VOLUME 10422, PAGE 1232 (OPR)



JOEL C. JOHNSON

R.P.L.S. #5578

ZONING EXHIBIT OF

A 3.411 ACRE (145,568 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, NEW CITY BLOCK 13663, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND SAID 3.411 ACRE TRACT ALSO BEING OUT OF A CALLED 134.410 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5417, PAGE 471, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



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DATE: 01/05/2021
JOB NO. 32739-1073
SHEET 2 OF 2

22021-10700013