

AN ORDINANCE 2017-10-19-0828

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 40.027 acres out of NCB 16551 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District.

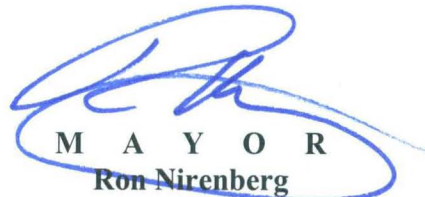
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

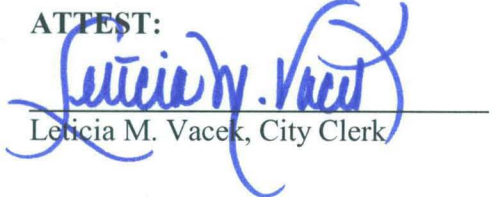
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

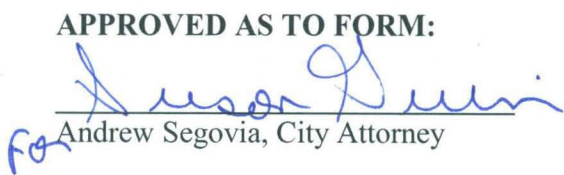
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 30, 2017.

PASSED AND APPROVED this 19th day of October 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-4 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, P-4, Z-6, Z-8, Z-9, Z-10, Z-12)						
Date:	10/19/2017						
Time:	02:07:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017247 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use District Airport Hazard Overlay District on 40.027 acres out of NCB 16551, generally located near the intersection of East Loop 1604 and Weichold Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17074)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
10/19/2017
Item No. Z-4

Exhibit "A"

Z2017247



**FIELD NOTES
FOR
A 40.027 ACRE TRACT OF LAND**

A **40.027 acre** tract of land out of the Luke Bust Survey No. 37, Abstract No. 45 and being all of a 40.015 acre tract, New City Block (NCB) 16551, conveyed to Trogon Properties, LTD of record in Volume 15588, Page 1069 of the Official Public Records of Real Property Bexar County, Texas (OPRBCT) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2" iron rod in the west right-of-way (ROW) line of the Charles Anderson Loop, known as Loop 1604, for the northeast corner of the 40.015 acre tract and the southeast corner of a 45.38 acre tract, NCB 16580, conveyed to San Antonio River Authority (S.A.R.A.) of record in Volume 2529, Page 1536, OPRBCT;

THENCE: along and with the west right-of-way line of Loop 1604 and the east line of the 40.015 acre tract and the tract described herein, the following three (3) courses:

1. **S 14°00'14" E**, a distance of **955.08 feet** to point, for an angle point of the tract described herein,
2. **S 12°59'16" E**, a distance of **396.76 feet** to point, for an angle point of the tract described herein, and
3. **S 13°35'55" E**, a distance of **388.39 feet** to a point, for the northeast corner of a 41.905 acre tract conveyed to JPN, LLC of record in Volume 17903, Page 1228, OPRBCT, a southeast corner of the 40.015 acre tract and the tract described herein;

THENCE: along and with the north lines of the 41.905 acre tract, a 17.386 acre tract conveyed Inocencio G. Hernandez & Modesta H. Vasquez of record in Volume 2361, Page 1660, Volume 4262, Page 1311, and Volume 5045, Page 823, all being of the OPRBCT and the south line of the 40.015 acre tract, the following five (5) courses:

1. **N 74°51'03" W**, a distance of **193.85 feet** to a point, for an angle point of the tract described herein,
2. **N 74°21'28" W**, a distance of **375.95 feet** to a point, for an angle point of the tract described herein,
3. **N 74°35'32" W**, a distance of **295.60 feet** to a point, for the northwest corner of the 41.905 acre tract, a northeast corner of the 17.386 acre tract, an angle point of the 40.015 acre tract and the tract described herein,
4. **N 74°38'19" W**, a distance of **202.38 feet** to a point, for an angle point of the tract described herein, and
5. **N 74°38'20" W**, a distance of **85.19 feet** to a point in the approximate City of San Antonio City Limits Line, for the southeast corner of a 64.588 acre tract, County Block (CB) 5089, conveyed to 1516/139, LTD of record in Volume 13218, Page 356, OPRBCT, the southwest corner of the 40.015 acre tract and the tract described herein;

THENCE: Along and with the common line of the 64.588 acre, the approximate City of San Antonio City Limits Line, and the 40.015 acre tract, the following three (3) courses:

1. **N 13°25'12" W**, a distance of **377.30 feet** to a point, for an angle point of the tract described herein,

Exhibit "A"

2. N 12°48'41" W, a distance of 396.76 feet to a point, for an angle point of the tract described herein, and
3. N 13°46'43" W, a distance of 954.07 feet to a point in the south line of the 45.38 acre tract, for the northeast corner of the 64.588 acre tract, the northwest corner of the 40.015 acre tract and the tract described herein;

THENCE: S 74°57'06" E, along and with the the south line of the 45.38 acre tract and the north line of the 40.015 acre tract, a distance of **1141.74 feet** to the **POINT OF BEGINNING** and containing **40.027 acres**, more or less, situated 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.

PREPARED BY: KFW Surveying
JOB NO.: 17-020
DATE: August 10, 2017
UPDATED: August 30, 2017
FILE: S:\Draw 2017\17-020 Knox Ranch\DOCS\FN 40.027 AC TRACT - ZONING.dwg

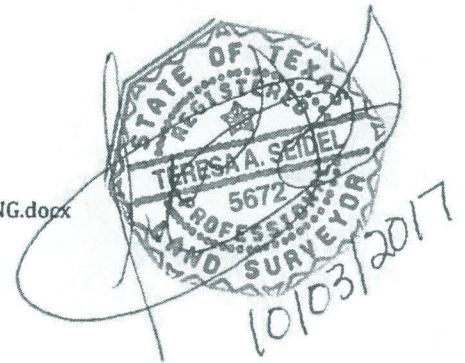


Exhibit "A"