

AN ORDINANCE 2015-06-18-0616

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 27.27 acres out of NCB 17242 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District.

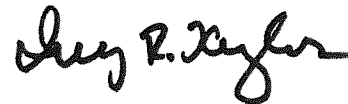
SECTION 2. A description of the property is attached as Attachment "A" and made a part hereof and incorporated herein for all purposes.

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 June 28, 2015.

PASSED AND APPROVED this 18th day of June, 2015.

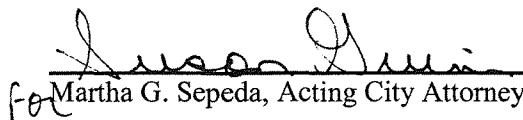


M A Y O R
Ivy R. Taylor

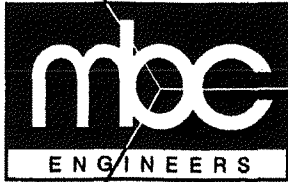
ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-12 (in consent vote: 72, 73, 74, Z2, Z5, Z6, Z7, P1, Z11, P2, Z12, Z13, Z14, Z17, P3, Z18, P4, Z19, Z20)						
Date:	06/18/2015						
Time:	02:50:29 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015100 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 27.27 acres out of NCB 17242 located on a portion of the 7300 Block of Potranco Road. Staff and Zoning Commission recommend Approval pending Plan Amendment. (Associated Plan Amendment 15023)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				



Z2015100

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

Texas Registered Engineering Firm F-784
TBPLS Firm Registration # 100117005
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

LEGAL DESCRIPTION
27.27 ACRE TRACT

BEING A 27.27 ACRE (1,188,000 SQUARE FEET +/-) PORTION OF LOT 1, BLOCK 3, NEW CITY BLOCK, (N.C.B.), 17242, WESTPARK SUBDIVISION, A REPLAT & SUBDIVISION RECORDED IN VOLUME 9504, PAGE 63, MAP AND PLAT RECORDS BEXAR COUNTY, TEXAS, (M.P.R.B.Co.TX.), SAID 27.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "PD" Found in the Southeasterly Right-of-Way, (R.O.W.), Line of Ingram Road, (Variable Width R.O.W.), being at its intersection with Potranco Road, (86-feet wide R.O.W.), for the 2nd Most Western North Corner of Lot 1, for the **POINT OF BEGINNING**;

THENCE N 65°49'43" E, with the Southeasterly R.O.W. Line of Ingram Road a distance of 1042.20 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set;

THENCE departing the Southeasterly R.O.W. Line of Ingram Road traversing over, across, and through Lot 1 the following Two (2) courses and distances:

- 1.) S 47°03'11" E, a distance of 433.38 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set, and
- 2.) S 08°30'02" E, a distance of 50.36 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set in the West Line of Tract II, a called 8.416 acre tract of land described from Ithaca Investments, Ltd to City of San Antonio, dated July 29, 2008 as recorded in Volume 13624, Page 254, Official Public Records Bexar County, Texas, (O.P.R.B.Co.TX), being the East Line of Lot 1;

Attachment A

Sheet 1 of 4



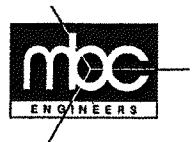
THENCE with the West Line of Tract II, being the East Line of Lot 1 the following Seven (7) courses and distances:

- 1.) S 05°41'27" W, a distance of 138.03 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "CEC" Found,
- 2.) S 12°36'34" W, a distance of 130.02 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "CEC" Found,
- 3.) S 18°23'57" W, a distance of 199.25 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set,
- 4.) S 35°41'14" W, a distance of 174.11 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set,
- 5.) S 36°59'09" W, a distance of 132.15 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set,
- 6.) S 36°44'34" W, a distance of 408.00 feet to a 1/2-Inch Iron Rod Found, and
- 7.) S 36°11'53" W, a distance of 139.73 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set,

THENCE N 87°35'12" W, departing the West Line of Tract II, being the East Line of Lot 1, a distance of 380.86 feet to a 1/2-Inch Iron Rod with Yellow Plastic Cap Stamped "MBC ENGINEERS" Set in the Curving Northeasterly R.O.W. Line of Potranco Road, being the West Line of Lot 1;

THENCE with the Northeasterly R.O.W. Line of Potranco Road, being the West Line of lot 1 the following Three (3) courses and distances:

- 1.) 632.18 feet following the arc of a curve to the left, having a radius of 1363.73 feet, a delta angle of 26°33'37", tangents of 321.87 feet and a chord which bears N 10°52'01" W, a distance of 626.53 feet to a 1/2-Inch Iron Rod Found,

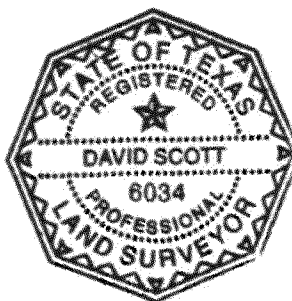


Z2015100

- 2.) N 24°10'17" W, a distance of 431.78 feet to a 1/2-Inch Iron Rod Found for a Point of Curvature, (P.C.), of a Curve to the Right, and
- 3.) 39.27 feet following the arc of a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", tangents of 25.00 feet and a chord which bears N 20°49'43" E, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 27.27 acres of land, (1,188,000 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of David Scott, R.P.L.S.

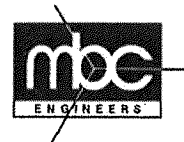
I, David Scott, Registered Professional Land Surveyor No. 6034, do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland, and Associates, Inc., of which a survey map has been prepared.

Note: A Survey Sketch Exhibit is made a part hereof and shall accompany this instrument as Sheet 4 of 4.



David Scott 5.29.15
David Scott, R.P.L.S. No.6034
TBPLS FIRM REGISTRATION #10011700

31116-0871
May 29, 2015-DS



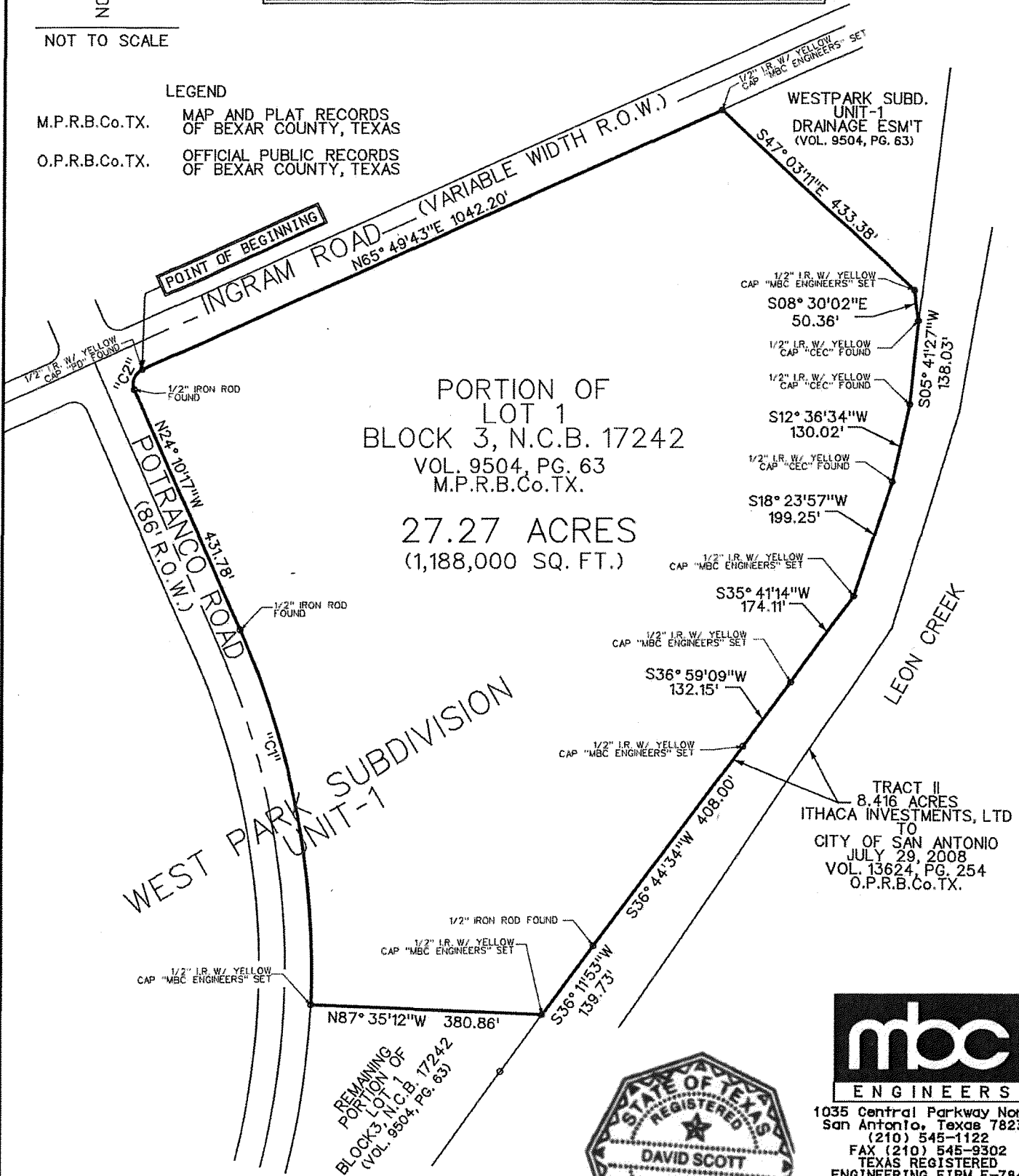


NOT TO SCALE

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	1363.73'	26° 33' 37"	321.87'	632.18'	N10° 52' 01" W	626.53'
C2	25.00'	90° 00' 00"	25.00'	39.27'	N20° 49' 43" E	35.36'

LEGEND

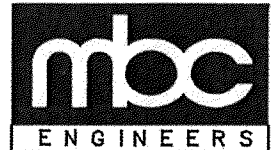
- M.P.R.B.Co.TX. MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.B.Co.TX. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



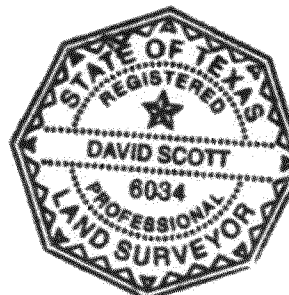
PORTION OF
LOT 1
BLOCK 3, N.C.B. 17242
VOL. 9504, PG. 63
M.P.R.B.Co.TX.

27.27 ACRES
(1,188,000 SQ. FT.)

TRACT II
8.416 ACRES
ITHACA INVESTMENTS, LTD
TO
CITY OF SAN ANTONIO
JULY 29, 2008
VOL. 13624, PG. 254
O.P.R.B.Co.TX.



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302
TEXAS REGISTERED
ENGINEERING FIRM F-784



DESIGN DS
DRAWN JJA
DATE 05-29-15
JOB NO. 31116-0871

David Scott 5.29.15
DAVID SCOTT R.P.L.S. NO. 6034