

AN ORDINANCE 2018-06-07-0428

**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 21.23 acres out of NCB 15911 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911; and "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 7.94 acres out of NCB 15911.

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.

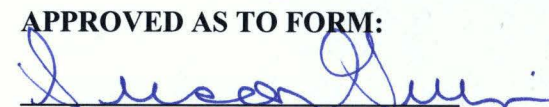
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective June 17, 2018.

PASSED AND APPROVED this 7th day of June 2018.

5
MAYOR
Ron Nirenberg

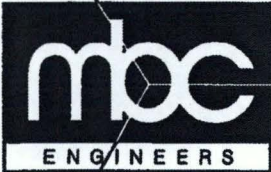
ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

10 Andrew Segovia, City Attorney

Agenda Item:	Z-9 (in consent vote: 21, Z-2, P-1, Z-3, Z-5, Z-6, Z-7, Z-8, Z-9)						
Date:	06/07/2018						
Time:	02:15:45 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018169 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911 and "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District, on 7.94 acres out of NCB 15911, generally located on the northwest corner of North Weidner Road and Crosswinds Way, with all Overlay Districts remaining unchanged. Staff and Zoning Commission recommend Approval.						
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
06/07/2018
Item No. Z-9

EXHIBIT "A"



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

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

Z2018169

BEING A 7.94 ACRE (345,841 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 7.94 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag Nail Found on the West Right-of-Way Line of Crosswinds Way, and marking the North end of a Right-of-way flair of the North Right-of-Way line of Weidner Road;

THENCE S 44°06'13" W a distance of 25.45 feet along and with said Right-of-Way flair, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

THENCE S 00°58'12" E a distance of 6.08 feet along and with said Right-of-Way flair, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the North Right-of-Way line of said Weidner Road;

THENCE S 89°10'32" W a distance of 883.52 feet along and with the North Right-of-Way line of said Weidner Road to a 1/2-Inch Iron Rod Found on the East Right-of-Way line of Weidner Road;

THENCE N 00°09'23" W a distance of 379.62 feet along and with the East Right-of-Way line of said Weidner Road to a 1/2-Inch Iron Rod with cap stamped "MBC" Found, and marking the Southwest corner of a called 5.00 Acre Tract as described in Warranty Deed recorded in Volume 8005, Page 1896, of the Official Public records of Bexar County, Texas;

THENCE N 89°59'54" E a distance of 556.96 feet along and with the South line of said 5.00 Acre Tract and with the North line of this tract to a point, and marking the Southeast corner of said 5.00 Acre Tract;

THENCE N 27°44'34" W a distance of 7.57 feet along and with the East line of said 5.00 Acre Tract to a point;

THENCE N 89°11'10" E a distance of 312.61 feet departing the East line of said 5.00 Acre Tract, across said 71.678 Acre Tract to a point;

THENCE S 66°41'47" E a distance of 106.47 feet, continuing across said 71.678 Acre Tract to a point on the curved West Right-of-Way line of said Crosswinds Way;

Z2018169

THENCE Along and with the curved West Right-of-Way line of said Crosswinds Way (to the left) having the following parameters: Radius = 743.00 feet, Arc Length = 314.26 feet, Chord Bearing S 11°25'33" W and a Chord Distance = 311.93 feet to a Mag Nail Found;

THENCE S 00°41'29" E a distance of 5.84 feet, along with the West line of said Crosswinds Way, to the **POINT OF BEGINNING** and containing 7.94 Acres of land, (345,841 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

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



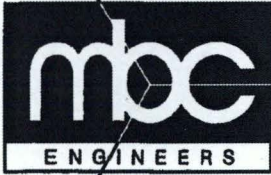
A handwritten signature in black ink, appearing to be "Joel Christian Johnson", written over a horizontal line.

Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION #10011700

32008-1674
March 22, 2018

Exhibit "A"





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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

Z2018169

BEING A 13.29 ACRES (579,098 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 13.29 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC 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 stamped "MBC" Found on the Southwest Right-of-Way Line of Tech Com, and marking the Easternmost corner of Lot 31, Block 1, New City Block 15911, Crosswinds C & D Subdivision, according to plat thereof recorded in Volume 9565, Page 199, of the Deed and Plat records of Bexar County, Texas;

THENCE S 30°14'32" E a distance of 29.16 feet along and with the Southwest Right-of-Way line of said Tech Com, to a Mag Nail Found at the point of curvature of a curve to the left;

THENCE Along and with the Southwest Right-of-Way line of said Tech Com and said curve to the left, having the following parameters: Radius = 430.00 feet, Arc Length = 424.02 feet, Chord Bearing S 58°24'45" E and a Chord Distance = 407.05 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found at the point of curvature of a curve to the right;

THENCE continuing along and with the Southwest Right-of-Way line of said Tech Com and said curve to the right, having the following parameters: Radius = 370.00 feet, Arc Length = 36.13 feet, Chord Bearing S 83°52'26" E and a Chord Distance = 36.12 feet to the **POINT OF BEGINNING**;

THENCE continuing along and with the Southwest Right-of-Way line of said Tech Com and said curve to the right, having the following parameters: Radius = 370.00 feet, Arc Length = 309.51 feet, Chord Bearing S 57°06'43" E and a Chord Distance = 300.56 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

THENCE S 33°06'47" E a distance of 44.67 feet along and with the Southwest Right-of-Way line of said Tech Com, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found for the point of curvature of a curve to the right;

THENCE Along said curve to the right, having the following parameters: Radius = 15.00 feet, Arc Length = 23.45 feet, Chord Bearing S 11°51'24" W and a Chord Distance = 21.13 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the Northwest Right-of-Way line of Crosswinds Way;

Z2018169

THENCE S 56°52'11" W a distance of 416.56 feet along and with the Northwest Right-of-Way line of said Crosswinds Way to a 1/2-Inch Iron Rod Found for the point of curvature of a curve to the left;

THENCE Along and with the Northwest Right-of-Way line of said Crosswinds Way and said curve to the left, having the following parameters: Radius = 743.00 feet, Arc Length = 432.29 feet, Chord Bearing S 40°12'39" W and a Chord Distance = 426.22 feet to a point;

THENCE N 66°41'47" W a distance of 106.47 feet departing the Northwest Right-of-Way line of said Crosswinds Way, into and across said 71.678 Acre Tract to a point;

THENCE S 89°11'10" W a distance of 312.61 feet continuing across said 71.678 Acre Tract to a point on the East line of a called 5.00 Acre Tract as described in Warranty Deed recorded in Volume 8005, Page 1896, of the Official Public records of Bexar County, Texas;

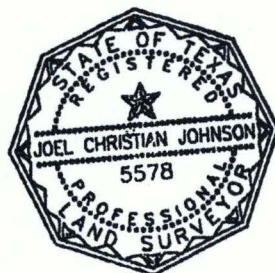
THENCE N 27°44'34" W a distance of 518.48 feet along and with the East line of said 5.00 Acre Tract to a point, and a 1/2-Inch Iron Rod with cap stamped "MBC" Found and marking the Northeast corner of said 5.00 Acre Tract bears S 27°44'34" E a distance of 133.64 feet;

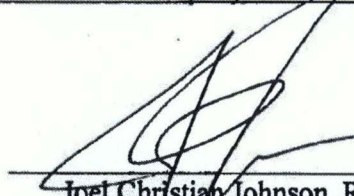
THENCE N 53°52'44" E a distance of 579.94 feet departing the East line of said 5.00 Acre Tract, into and across said 71.678 Acre tract, to a point;

THENCE S 36°07'16" E a distance of 366.93 feet to a point;

THENCE N 53°52'44" E a distance of 394.30 feet to the **POINT OF BEGINNING** and containing 13.29 Acres of land, (579,098 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

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




Joel Christian Johnson, R.P.L.S. No. 5578
TBPLS FIRM REGISTRATION #10011700

32008-1674
March 23, 2018



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. 1001170

Exhibit "A"

NOTE:
 1. 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.
 2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE NAD 83 (CORS).

POINT OF COMMENCEMENT

CROSSWINDS C & D
 LOT 31
 BLOCK 1, N.C.B. 15911
 VOL. 9565, PG. 199

VARIABLE WIDTH
 DRAINAGE ESMT
 VOL. 9580, PG. 18 (D.P.R.)

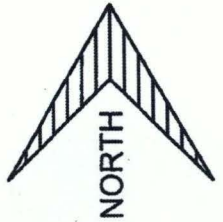
VARIABLE WIDTH
 DRAINAGE ESMT
 VOL. 9560, PG. 18 (D.P.R.)

A PORTION OF
 A CALLED
 71.678 AC. TRACT
 VOL. 7595, PG. 988

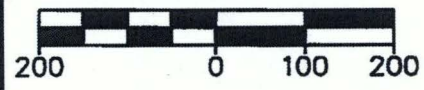
POINT OF BEGINNING

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- ⊙ 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND (UNLESS NOTED OTHERWISE)
- D.P.R. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- R.P.R. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS



SCALE: 1" = 200'



A PORTION OF
 A CALLED
 71.678 AC. TRACT
 VOL. 7595, PG. 988

A CALLED
 5.00 ACRE TRACT
 VOL. 8005, PG. 1896

13.29 ACRES
 579,098 SQ. FT. +/-

VARIABLE WIDTH DRAINAGE ESMT
 VOL. 9565, PG. 199 (D.P.R.)

N 66°41'47" W 106.47'

S 89°11'10" W 312.61'

A PORTION OF
 A CALLED
 71.678 AC. TRACT
 VOL. 7595, PG. 988

CROSSWINDS WAY



JOEL C. JOHNSON NO. 5578

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	424.02'	430.00'	56°29'59"	231.05'	S 58°24'45" E	407.05'
C2	36.13'	370.00'	5°35'43"	18.08'	S 83°52'26" E	36.12'
C3	309.51'	370.00'	47°55'44"	164.46'	S 57°06'43" E	300.56'
C4	23.45'	15.00'	89°34'01"	14.89'	S 11°51'24" W	21.13'
C5	432.29'	743.00'	33°20'08"	222.46'	S 40°12'39" W	426.22'

ZONING EXHIBIT:

BEING A 13.29 ACRE (579,098 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 13.29 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DESIGN	RAC
DRAWN	JJA
CHECKED	JCJ
DATE	2018-03-22
JOB NO.	32008-1674
PAGE	1 of 1

22018169

22018169

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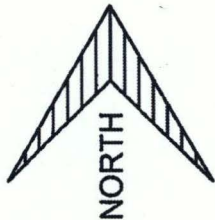
3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE NAD 83.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	314.26'	743.00'	24°14'03"	159.52'	S 11°25'33" W	311.93'

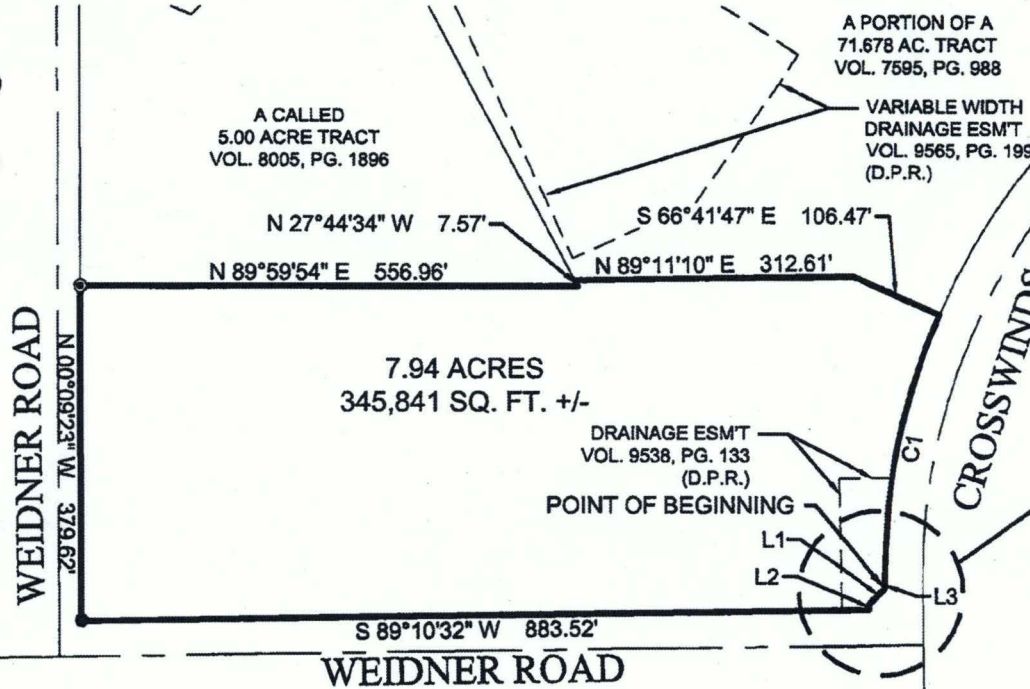
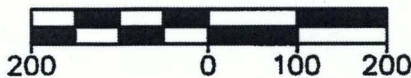
Line Table		
Line #	Bearing	Length
L1	S 44°06'13" W	25.45'
L2	S 00°58'12" E	6.08'
L3	S 00°41'29" E	5.84'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- ⊙ 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND (UNLESS NOTED OTHERWISE)
- D.P.R. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- R.P.R. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS



SCALE: 1" = 200'



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San Antonio, Texas 78232
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FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	RAC
DRAWN	JJA
CHECKED	JCJ
DATE	2018-03-22
JOB NO.	32008-1674
PAGE	1 of 1



ZONING EXHIBIT:

BEING A 7.94 ACRE (345,841 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 7.94 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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