

AN ORDINANCE 2014-12-04-0993

**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 1.687 acres out of NCB 15403 from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

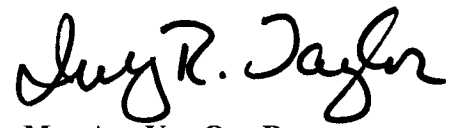
**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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.

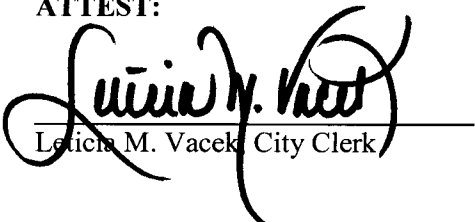
**SECTION 5.** This ordinance shall become effective December 14, 2014.

**PASSED AND APPROVED** this 4<sup>th</sup> day of December 2014.




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

<b>Agenda Item:</b>	Z-16 ( in consent vote: P-1, Z-1, Z-2, P-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, P-5, Z-19, Z-21, Z-24 )						
<b>Date:</b>	12/04/2014						
<b>Time:</b>	02:05:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015022 (District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.687 acres out of NCB 15403 located at 7500 and 7504 West Military Drive and a portion of 7600 West Military Drive. Staff and Zoning Commission recommend approval.						
<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>
Ivy R. Taylor	Mayor		x				
	District 1	x					
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

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**Sinclair Land Surveying, Inc.**

3201 Cherry Ridge, Suite 202B  
San Antonio, Texas 78230  
210-341-4518  
TBPLS Firm No. 10089000

July 30, 2014

1.687 acres consisting of  
1.390 Acres out of  
Block 51  
New City Block 15403  
Cable Ranch and  
All of Lot 2, Block 65  
New City Block 15403  
Pilgrim Subdivision  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

1.687 acres consisting of 1.390 acres out of the J.W. McCamley Survey No. 70, Block 51, New City Block 15403, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 105 at page 162 of the Plat Records of Bexar County, Texas and all of Lot 2, Block 65, New City Block 15403, Pilgrim Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 6400 at page 239 of the Plat Records of Bexar County, Texas, said 1.390 acres consisting of a portion of that 21.076-acre tract of land described in deed of record in Volume 8571 at page 1964 of the Official Public Records of Bexar County, Texas and a 0.27-acre tract of land described in deed of record in Volume 14896 at page 2345 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a point in the north right-of-way line of Marbach Rd., the southwest corner of a 21.076-acre tract of land described in deed of record in Volume 8571 at page 1964 of the Official Public Records of Bexar County, Texas and the southeast corner of a 0.0059-acre tract of land described in deed of record in Volume 12007 at page 1960 of the Official Public Records of Bexar County, Texas, for a southwest corner of this tract;

Thence N 0°06'36" E with the east right-of-way line of Marbach Rd., the west boundary line of said 21.076-acre tract and the east boundary line of said 0.0059-acre tract a distance of 3.00 feet an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the north right-of-way line of Marbach Rd., the northeast corner of said 0.0059-acre tract and the southeast corner of a 0.27- acre tract of land described in deed of record in Volume 14896 at page 2345 of the Official Public Records of Bexar County, Texas, for a reentrant corner of this tract;

Thence N 89°54'12" W with the north right-of-way line of Marbach Rd., the south boundary line of said 0.27-acre tract and the north boundary line of said 0.0059-acre tract distance of 84.99 feet to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the arc of a curve having a radius of 25.00 feet joining the north right-of-way line of Marbach Rd. and the east right-of-way line of N.W. Military Drive, the southwest corner of said 0.27-acre tract and a corner of said 0.0059-acre tract, for the southwest corner of this tract;

Thence curve right in a northwesterly direction along the arc of said curve having a radius of 25.00 feet with the southwest boundary line of said 0.27-acre tract and the northeast boundary line of said 0.0059-acre tract, through a central angle of 89°38'08", a chord bearing and distance of N 45°06'45" W – 35.24 feet, a distance of 39.11 feet to an iron bar found set in the ground in the east right-of-way line of N.W. Military Drive, a southwest corner of said 0.27-acre tract and the northwest corner of said 0.0059-acre tract, for a southwest corner of this tract;

Thence N 0°06'36" E with the east right-of-way line of N.W. Military Drive and the west boundary line of said 0.27-acre tract at 81.95 feet a point, the northwest corner of said 0.27-acre tract and the southwest corner of Lot 2, Block 65, New City Block 15403, Pilgrim Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 6400 at page 239 of the Plat Records of Bexar County, Texas, and continuing on the same course and by the same count with the west boundary line of said Lot 2 an overall distance of 199.73 feet to an iron bar found set in the ground, the northwest corner of said Lot 2 and the southwest corner of Lot 1, Block 65, New City Block 15403, Sanchez Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 6400 at page 225 of the Plat Records of Bexar County, Texas, for the northwest corner of this tract;

Thence S 89°53'24" E with a north boundary line of said Lot 2 and the south boundary line of said Lot 1 at 110.01 feet a point, the northeast corner of said Lot 2 and a northwest corner of said 21.076-acre tract, and continuing on the same course and by the same count with the north boundary line of said 21.076-acre tract at 150.01 feet a point, a reentrant corner of said 21.076-acre tract and the southeast corner of said Lot 1, and continuing on the same course and by the same count crossing said 21.076-acre tract an overall distance of 262.64 feet to a point in the arc of a curve having a radius of 164.88 feet for the northeast corner of this tract;

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Thence curve left in a southeasterly direction along the arc of said curve having a radius of 164.88 feet, through a central angle of  $33^{\circ}46'59''$ , a chord bearing and distance of  $S\ 50^{\circ}50'06''\ E$  - 95.82 feet, a distance of 97.22 feet to a point for a northeast corner of this tract;

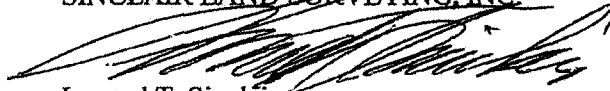
Thence  $S\ 0^{\circ}06'36''\ W$  a distance of 167.01 feet to a point in the north right-of-way line of Marbach Rd. and the south boundary line of said 21.076-acre tract for the southeast corner of this tract;

Thence  $N\ 89^{\circ}55'44''\ W$  with the north right-of-way line of Marbach Rd. and the south boundary line of said 21.076-acre tract a distance of 227.04 feet to the point of beginning.

Containing 1.687 acres (73,507 square feet) of land, more or less.

Note: Corners were not set per client's request. This metes and bounds description is for negotiating purposes only

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



Its