

AN ORDINANCE 2017-02-09-0087

**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 13.061 acres out of NCB 11545 from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District.

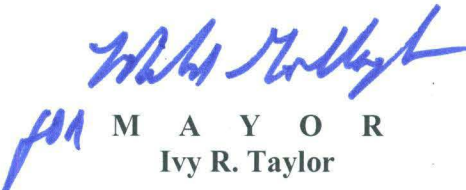
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 the 19th day of February 2017.

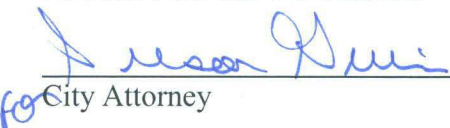
PASSED AND APPROVED this 9th day of February 2017.


M A Y O R
Ivy R. Taylor

ATTEST:

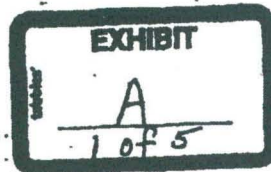

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for City Attorney

Agenda Item:	Z-10 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-6, P-4, Z-8, Z-9, P-5, Z-10, P-6, Z-11, Z-12, P-7, Z-13, Z-14, Z-16)						
Date:	02/09/2017						
Time:	02:12:24 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016273 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16085)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		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			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

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FIELD NOTES

FOR

A 3.475 acre, or 151,392 square foot more or less, tract of land being out of the remaining portion of a 16.341 acre tract as recorded and conveyed to W.P. Southwell, JR. and Martha Jo Southwell in Warranty Deed recorded in Volume 3519, Page 876-882 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 11545 of the City of San Antonio, Bexar County, Texas. Said 3.475 acre tract being more fully described as follows, the bearings for this survey are based on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone:

BEGINNING: At a found $\frac{1}{2}$ " iron rod at intersection of the northeast right-of-way line of Silvercrest Drive, a 60-foot right-of-way, dedicated in Woodlawn Hills Block E Subdivision recorded in Volume 980, Page 189-190 of the Deed and Plat Records of Bexar County, Texas and the east right-of-way line of Woodside Drive, a 60-foot right-of-way, dedicated in Woodlawn Hills Block E Subdivision recorded in Volume 980, Page 189-190 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of the remaining portion of said 16.341 acre tract;

THENCE: N $16^{\circ}12'23''$ W, along and with the east right-of-way line of said Woodside Drive, the west line of the remaining portion of said 16.341 acre tract, a distance of 468.19 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of Lot 118 of said Woodlawn Hills Block E Subdivision, a northwest corner of the remaining portion of said 16.341 acre tract;

THENCE: N $73^{\circ}47'37''$ E, departing the east right-of-way line of said Woodside Drive, the west line of the remaining portion of said 16.341 acre tract, along and with the south line of said Lot 118, a north line of the remaining portion of said 16.341 acre tract, a distance of 210.57 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of Parcel No. 13635 recorded in Volume 5057, Page 1086-1092 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the west line of said Parcel No. 13635, the following calls and distances:

S $33^{\circ}37'57''$ E, a distance of 389.17 feet to a found $\frac{1}{2}$ " iron rod, the beginning of a non-tangent curve to the right;

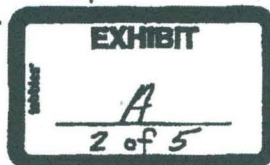
Southeasterly, with a curve to the right, said curve having a radial bearing of S $56^{\circ}22'06''$ W, a radius of 115.50 feet, a central angle of $65^{\circ}59'56''$, a chord bearing and distance of S $00^{\circ}37'56''$ E, 125.81 feet, for an arc length of 133.04 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Exhibit "A"

3.475 Acres
Job No.: 9317-05
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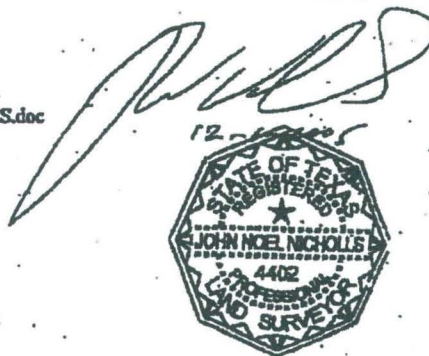


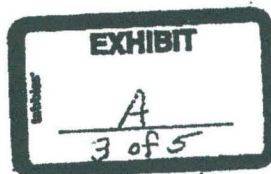
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S 32°21'59"W, a distance of 150.22 feet to a found 1/4" iron rod on the northeast right-of-way line of said Silvercrest Drive, the southwest line of the remaining portion of said 16.341 acre tract, the southwest corner of said Parcel No. 13635;

THENCE: N 71°48'46"W, along and with the northeast right-of-way line of said Silvercrest Drive, the southwest line of the remaining portion of said 16.341 acre tract, a distance of 218.99 feet to the POINT OF BEGINNING, and containing 3.475 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: December 1, 2005
JOB No.: 9317-05
FILE: N:\Survey\05\5-0400\9317-05\3.475ACRES.doc





FIELD NOTES

FOR

A 9.586 acre, or 417,578 square foot more or less, tract of land being out of the remaining portion of a 16.341 acre tract as recorded and conveyed to W.P. Southwell, JR. and Martha Jo Southwell in Warranty Deed recorded in Volume 3519, Page 876-882 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 11545 of the City of San Antonio, Bexar County, Texas. Said 9.586 acre tract being more fully described as follows, the bearings for this survey are based on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone:

BEGINNING: At a found $\frac{1}{2}$ " iron rod at the intersection of the northeast right-of-way line of Silvercrest Drive, a 60-foot right-of-way, dedicated in Woodlawn Hills Block E Subdivision recorded in Volume 980, Page 189-190 of the Deed and Plat Records of Bexar County, Texas and the northwest right-of-way line of Majestic Drive, a 60-foot right-of-way, dedicated in said Woodlawn Hills Block E Subdivision, the southwest corner of the remaining portion of said 16.341 acre tract;

THENCE: N 71°48'46"W, along and with the northeast right-of-way line of said Silvercrest Drive, the southwest line of the remaining portion of said 16.341 acre tract, a distance of 128.51 feet to a found $\frac{1}{2}$ " iron rod, the southeast corner of Parcel No. 13634 recorded in Volume 5057, Page 1086-1092 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the northeast right-of-way line of said Silvercrest Drive, the southwest line of the remaining portion of said 16.341 acre tract, along and with the southeast line of said Parcel No. 13634, the following calls and distances:

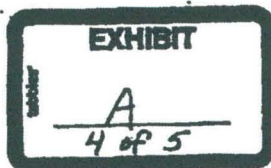
N 32°21'59"E, a distance of 110.80 feet to a found $\frac{1}{2}$ " iron rod, the beginning of a non-tangent curve to the left;

Northwesterly, with a curve to the left, said curve having a radial bearing of N 57°38'04" W, a radius of 271.50 feet, a central angle of 66°02'46", a chord bearing and distance of N 00°39'27" W, 295.92 feet, at an arc length of 219.94 feet passing the north corner of said Parcel No. 13634, at an arc length of 261.88 feet passing the south corner of Parcel No. 13633 recorded in Volume 5057, Page 1086-1092 of the Official Public Records of Real Property of Bexar County, Texas, continuing along and with the northeast line of said Parcel No. 13633 for a total arc length of 312.96 feet to a found $\frac{1}{2}$ " iron rod;

THENCE: N 33°37'57"W, continuing along and with the northeast line of said Parcel No. 13633, a distance of 536.11 feet to a set "+" in concrete on the south right-of-way line of Callaghan Road, a variable width right-of-way;

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THENCE: Along and with the south right-of-way line of said Callaghan Road, the following calls and distances:

N 73°45'45"E, a distance of 58.26 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 85°23'52"E, a distance of 5.03 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 73°45'17"E, a distance of 19.87 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 62°06'42"E, a distance of 5.01 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 73°45'45"E, a distance of 299.64 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 85°44'49"E, a distance of 5.74 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 73°45'17"E, a distance of 20.47 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 61°45'46"E, a distance of 5.72 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 73°45'45"E, a distance of 246.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a curve to the right;

Northeasterly with a curve to the right, said curve having a radius of 154.00 feet, a central angle of 0°44'39", a chord bearing and distance of N 74°08'04" E, 2.00 feet, for an arc length of 2.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a compound curve;

Northeasterly with a curve to the right, said curve having a radius of 6512.41 feet, a central angle of 0°40'45", a chord bearing and distance of N 74°50'46" E, 77.20 feet, for an arc length of 77.20 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 85°38'08"E, a distance of 4.33 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 75°18'05"E, a distance of 9.16 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the curve return from the southwest right-of-way line of Horseshoe Bend East, a 60-foot right-of-way dedicated in said Woodlawn Hills Block E Subdivision, the beginning of a curve to the right;



THENCE: Southeastly, along and with said curve return, with a curve to the right, said curve having a radius of 15.00 feet, a central angle of $88^{\circ}33'42''$, a chord bearing and distance of $S\ 60^{\circ}25'04''\ E$, 20.95 feet, for an arc length of 23.19 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the southwest right-of-way line of said Horseshoe Bend East, the northeast line of the remaining portion of said 16.341 acre tract;

THENCE: $S\ 16^{\circ}08'13''\ E$, along and with the southwest right-of-way line of said Horseshoe Bend East, the northeast line of the remaining portion of said 16.341 acre tract, a distance of 268.72 feet to a found $\frac{1}{2}$ " iron pipe, the southeast corner of the remaining portion of said 16.341 acre tract; and in the northwest right-of-way line of said Majestic Drive;

THENCE: $S\ 29^{\circ}17'28''\ W$, along and with the northwest right-of-way line of said Majestic Drive, the southeast line of the remaining portion of said 16.341 acre tract, a distance of 936.70 feet to the POINT OF BEGINNING, and containing 9.586 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON-ENGINEERS INC.
DATE: December 1, 2005
JOB No.: 9317-05
FILE: N:\Survey\0515-9400\9317-05\9.586ACRES.doc

