

AN ORDINANCE 2014-03-06-0152

**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 25.951 acres out of NCB 14049 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 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.

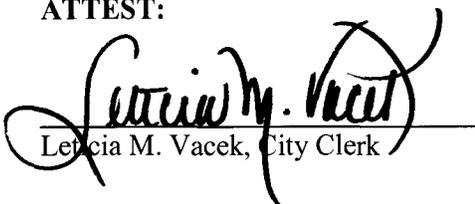
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective March 16, 2014.

**PASSED AND APPROVED** this 6<sup>th</sup> day of March 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Robert F. Greenblum, City Attorney

|                     |  |
|---------------------|--|
| <b>Agenda Item:</b> | <b>Z-10 ( in consent vote: Z-1, Z-2, Z-5, Z-6, Z-7, Z-8, P-1, Z-9, P-2, Z-10 )</b>   |
| <b>Date:</b>        | 03/06/2014   |
| <b>Time:</b>        | 02:18:02 PM  |
| <b>Vote Type:</b>   | Motion to Approve  |
| <b>Description:</b> | ZONING CASE # Z2014044 (District 10): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 25.951 acres out of NCB 14049 located on a portion of the 14200 Block of Toepperwein Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14015) (Continued from February 20, 2014) |
| <b>Result:</b>      | Passed   |

| Voter             | Group       | Not Present | Yea | Nay | Abstain | Motion | Second |
|-------------------|-------------|-------------|-----|-----|---------|--------|--------|
| Julián Castro     | Mayor       |             | x   |     |         |        |        |
| Diego Bernal      | District 1  |             | x   |     |         |        | x      |
| Ivy R. Taylor     | District 2  |             | x   |     |         |        |        |
| Rebecca Viagran   | District 3  |             | x   |     |         |        |        |
| Rey Saldaña       | District 4  | x           |     |     |         |        |        |
| Shirley Gonzales  | District 5  |             | x   |     |         |        |        |
| Ray Lopez         | District 6  |             | x   |     |         | x      |        |
| Cris Medina       | District 7  |             | x   |     |         |        |        |
| Ron Nirenberg     | District 8  |             | x   |     |         |        |        |
| Joe Krier         | District 9  |             | x   |     |         |        |        |
| Michael Gallagher | District 10 |             | x   |     |         |        |        |

# TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 ♦ Boerne, TX 78006 ♦ 830.428.0290

## FIELD NOTES FOR 25.951 ACRES OF LAND

**BEING** 25.951 acres comprised of approximately 22.297 acres out of the H. Mendiola Survey No. 308, Abstract No. 491 and approximately 3.654 acres out of the Jose O. Carrion Survey No. 278, Abstract No. 141, New City Block 14049, Bexar County, Texas, said 25.951 acre tract being part of the JTL JV, LLC 26.82 acre tract recorded in Volume 15477, Page 1897, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R1), said 25.951 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" rebar with plastic cap stamped "BRIONES" for the northernmost corner of this tract, the northernmost corner of said JTL JV, LLC 26.82 acre tract, the easternmost corner of the SA PROSPERITY VENTURES LLC 27.859 acre tract recorded in Document No. 20120252089, located on the southwest ROW line of Toepperwein Road (86' ROW) from which a found 1/2" rebar with plastic cap stamped "BMB INC" for the easternmost corner of this tract bears South 30° 34' 58" East for 499.20 feet (South 30° 29' 17" East for 499.35 feet, R1) for reference;

**THENCE** along the northeast boundary line of this tract, the northeast boundary line said JTL JV, LLC 26.82 acre tract the southwest ROW line of said Toepperwein Road, South 30° 34' 58" East for 499.20 feet (South 30° 29' 17" East for 499.35 feet, R1) to a found 1/2" rebar with plastic cap stamped "BMB INC" for the easternmost corner of this tract, the northernmost corner of Lot 2, Block 1, AMENDING PLAT OF TOEPPERWEIN INDUSTRIAL PARK SUBDIVISION as shown on the plat recorded in Volume 9527, Page 204, DPRBCT;

**THENCE** along the southeast boundary line of this tract, the south boundary line of said JTL JV, LLC 26.82 acre tract, the northwest boundary line of TOEPPERWEIN INDUSTRIAL PARK SUBDIVISION as shown on the plat recorded in Volume 9300, Page 185, DPRBCT, and CRESTON RIDGE SUBDIVISION as shown on the plat recorded in Volume 9542, Page 25, DPRBCT, South 59° 51' 45" West for 1840.65 feet (South 60° 0'00" West for 1840.54 feet, R1) to a found 1/2" rebar with no identification for the southernmost corner of this tract, the easternmost corner of the LARRY & KAREN HUNT 9.700 acre tract recorded in Volume 10083, Page 1678, DPRBCT;

**THENCE** along a south boundary line of this tract, a south boundary line of said JTL JV, LLC 26.82 acre tract, the northeast boundary line of said HUNT 9.700 acre tract, North 30° 05' 17" West for 465.56 feet (North 29° 59' 33" West for 465.73 feet, R1) to a 1" pipe for an interior angle point of this tract, the north corner of said HUNT 9.700 acre tract;

**THENCE** along a south boundary line of this tract, a south boundary line of said JTL JV, LLC 26.82 acre tract, the northwest boundary line of said HUNT 9.700 acre tract, South 59° 19' 04" West for 582.34 feet (South 59° 26' 06" West for 582.61 feet, R1) to a found 1/2" rebar with plastic cap stamped "BROWN" for a southerly corner of this tract, the easternmost corner of Lot 1, Block 1, JUDSON PARK SUBDIVISION as shown on the plat recorded in Volume 9000, Page 64, DPRBCT;

**THENCE** along a southwest boundary line of this tract, a southwest boundary line of said JTL JV, LLC 26.82 acre tract, the northeast boundary line of said JUDSON PARK SUBDIVISION, Block 1, the following bearings and distances:

1. North 30° 04' 48" West for 199.39 feet (North 29° 51' 47" West for 199.51 feet, R1) to a found 1/2" rebar with plastic cap stamped "BROWN" for an angle point of this tract;
2. North 30° 23' 36" West for 200.82 feet (North 30° 17' 10" West for 200.65 feet, R1) to a found 1/2" rebar with plastic cap stamped "PRECISION" for an angle point of this tract, the north corner of Lot 4, Block 1 of said JUDSON PARK SUBDIVISION;

**THENCE** through the interior of said JTL JV, LLC 26.82 acre tract, North 30° 01' 11" West for 99.75 feet to a point for a northwest corner of this tract, located on a northwest boundary line of said JTL JV, LLC 26.82 acre tract;

**THENCE** along the northwest boundary line of this tract, the northwest boundary line of said JTL JV, LLC 26.82 acre tract, the southeast boundary line of said SA PROSPERITY VENTURES LLC 27.859 acre tract, the following bearings and distances:

1. North 59° 15' 02" East for 75.95 feet (North 59° 23' 00" East, R1) to an angle point of this tract;
2. North 83° 20' 33" East for 1559.59 feet (North 83° 28' 31" East for 1559.81 feet, R1) to an angle point of this tract;
3. Northeast along a curve to the left (R=232.00',  $\Delta=61^{\circ}24'39"$ , CB=N 52°33'26" E, CH=236.93') for 236.93 feet to point of tangency;
4. North 22° 00' 46" East for 123.08 feet (North 22° 01' 03" East for 123.11 feet, R1) to an angle point of this tract;
5. North 13° 54' 09" East for 50.40 feet (North 14° 02' 07" East for 50.41 feet, R1) to an angle point of this tract;
6. North 21° 53' 05" East for 88.23 feet (North 22° 01' 03" East for 88.24 feet, R1) to a point for a corner of this tract;
7. North 77° 50' 22" East for 321.17 feet (North 77° 58' 20" East for 321.21 feet, R1) to a found 1/2" rebar with plastic cap stamped "PRECISION" for an angle point of this tract;
8. North 53° 47' 27" East for 49.11 feet (North 54° 01' 16" East for 48.94 feet to a found 1/2" rebar with plastic cap stamped "BRIONES" for an angle point of this tract;
9. North 34° 33' 22" East for 134.58 feet (North 34° 41' 05" East for 134.46 feet, R1) to the **POINT OF BEGINNING** and containing 25.951 acres for land.



The Basis of Bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone. This description was based on a survey made on the ground under my supervision completed on October 29, 2013, from which a plat was prepared.

  
Robert S. Rugloski  
RPLS #6002 ♦ Job #1110251 ♦ November 20, 2013