

AN ORDINANCE

2017-04-06-0234

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 4.99 acres out of Tract F, NCB 12117 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial 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 16th day of April 2017.

PASSED AND APPROVED this 6th day of April 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-22 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6)						
Date:	04/06/2017						
Time:	02:13:12 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017072 (Council District 10) An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.99 acres out of Tract F, NCB 12117, located at 2953 East Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17023)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	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				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

METES AND BOUNDS DESCRIPTION
4.990-ACRE TRACT OUT OF TRACT F, N.C.B. 12117,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 4.990-acre (217,373 square feet) tract of land out of Tract F, New City Block 12117, an addition to the City of San Antonio, according to plat thereof recorded in Volume 3700, Page 139, Deed and Plat Records (D.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 4.990-acre tract also being out of that certain land conveyed from SUN NLF LIMITED PARTNERSHIP to S.C.A.R., Inc. by Special Warranty Deed recorded in Volume 16833, Page 155, Official Public Records of Real Property (O.P.R.), said 4.990-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, South Central Zone:

COMMENCING at a found Type III Texas Department of Transportation right-of-way (R.O.W.) monument on the northwest right-of-way line of Northeast Loop 410, same point also being the east corner of said Tract F and the south corner of Lot 27, N.C.B. 12117, Interchange Park North, Unit 1, an addition to the City of San Antonio according to plat thereof recorded in Volume 9626, Page 13, D.P.R.;

THENCE N33°43'10"W, departing said R.O.W. line, along the common line of said Tract F and Lot 27, a distance of 351.54 feet to the **POINT OF BEGINNING** and east corner of the herein described tract;

THENCE departing said common line, into and across said Tract F and along the common line of Zone I-2 and R-5 zoning districts, the following three (3) calls:

- 1.) S23°53'50"W, a distance of 254.62 feet to a point, for a corner of the herein described tract,
- 2.) S51°14'02"W, a distance of 40.63 feet to a point, for a corner of the herein described tract, and
- 3.) S51°17'25"W, a distance of 277.79 feet to a found ½" iron rod at the southeast corner of a 13.705-acre tract conveyed to Salem Radio Properties, Inc. by General Warranty Deed recorded in Volume 10294, Page 2428, O.P.R., said point also being an interior corner of said Tract F, for the south corner of the herein described tract;

THENCE departing said common line of said zoning districts, along the common line of said 13.705-acre tract and Tract F, the following two (2) calls:

- 1.) N00°24'20"E, a distance of 180.93 feet to a found ½" iron rod, for a corner of the herein described tract, and
- 2.) N35°06'10"W, a distance of 94.17 feet to a point, for a corner of the herein described tract;

THENCE, departing said common line, into and across said Tract F, the following three (3) calls:

- 1.) N16°50'05"W, a distance of 233.41 feet to a point, for a corner of the herein described tract,
- 2.) N09°27'05"W, a distance of 129.82 feet to a point, for the west corner of the herein described tract, and

Exhibit "A"



Z2017072

Sheet 2 of 3

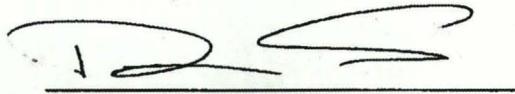
3.) N55°46'45"E, a distance of 311.35 feet to a point on the common line of said Tract F and Lot 26, N.C.B. 12117, Titan Perrin Creek Subdivision, an addition to the City of San Antonio according to plat thereof recorded in Volume 9581, Page 143, D.P.R., for the most northerly corner of the herein described tract;

THENCE S34°18'55"E, along the common line of said Tract F and Lot 26, a distance of 49.78 feet to a found ½" iron rod marking the south corner of said Lot 26, same point also being the west corner of said Lot 27, for a corner of the herein described tract;

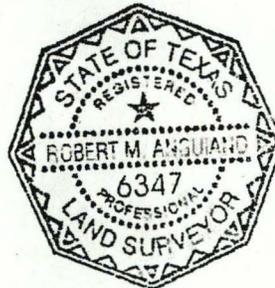
THENCE S33°43'10"E, along the common line of said Tract F and Lot 27, a distance of 374.46 feet returning to the **POINT OF BEGINNING** and containing 4.990 acres (217,373 square feet) of land.

Job No. 2525-002
January 17, 2017

Certified on this 17th day of January, 2017



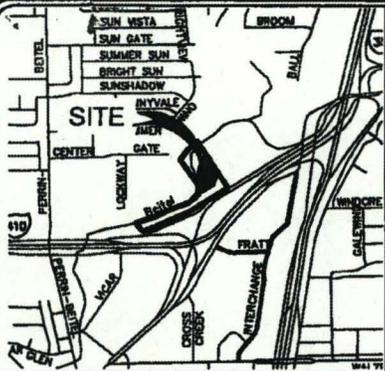
Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6347
Vickrey & Associates, Inc.



Z2017072

LEGEND

- FIR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- POINT
- D.P.R. DEED & PLAT RECORDS BEXAR COUNTY, TEXAS (OTHERWISE NOTED)
- O.P.R. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY



LOCATION MAP

NOTES

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (83), TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

LINE TABLE

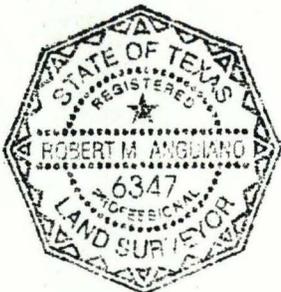
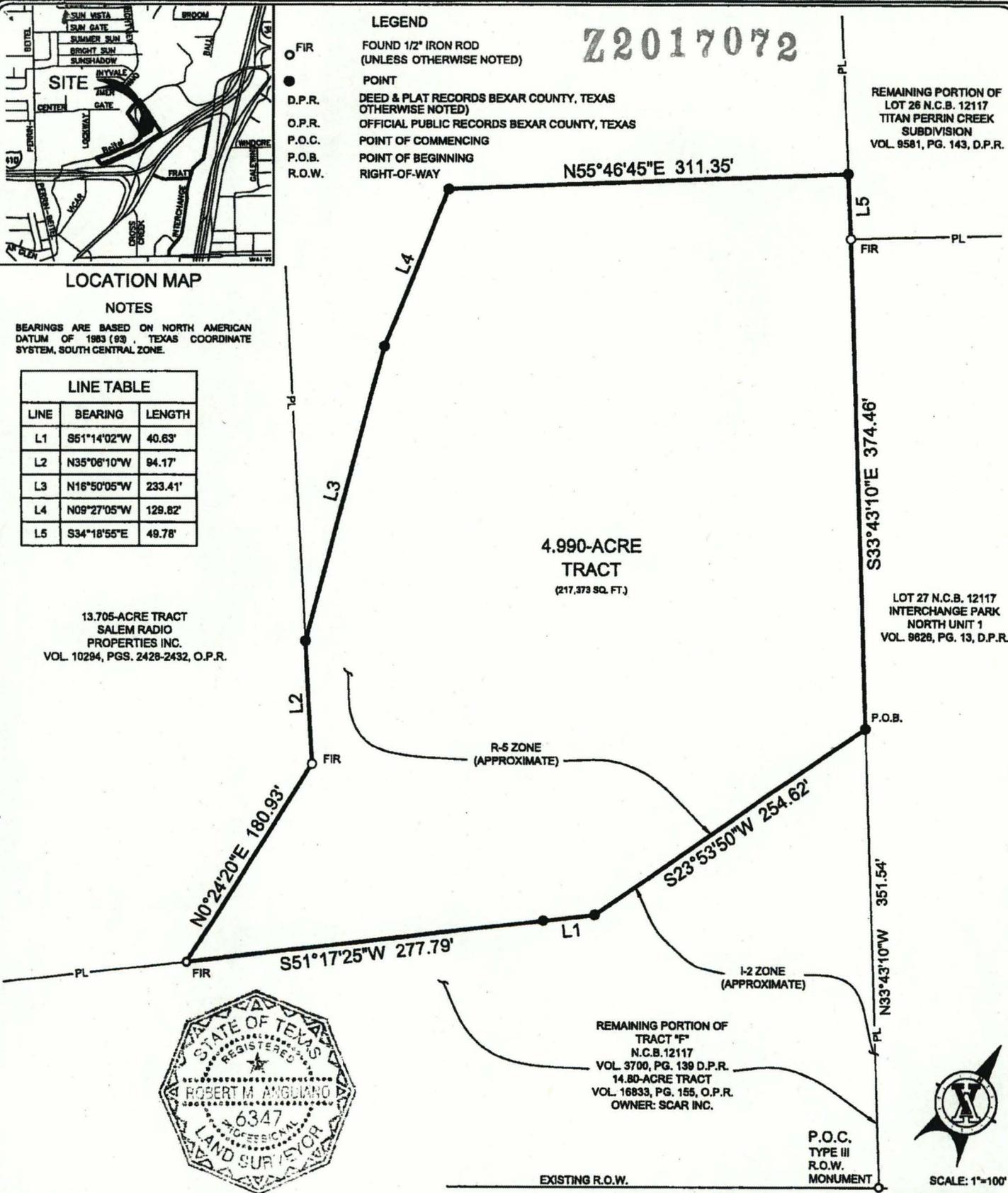
LINE	BEARING	LENGTH
L1	S51°14'02"W	40.63'
L2	N35°06'10"W	94.17'
L3	N16°50'05"W	233.41'
L4	N09°27'05"W	129.82'
L5	S34°18'55"E	49.78'

13.705-ACRE TRACT
SALEM RADIO
PROPERTIES INC.
VOL. 10294, PGS. 2428-2432, O.P.R.

4.990-ACRE
TRACT
(217,373 SQ. FT.)

REMAINING PORTION OF
LOT 26 N.C.B. 12117
TITAN PERRIN CREEK
SUBDIVISION
VOL. 9581, PG. 143, D.P.R.

LOT 27 N.C.B. 12117
INTERCHANGE PARK
NORTH UNIT 1
VOL. 9828, PG. 13, D.P.R.



REMAINING PORTION OF
TRACT "F"
N.C.B. 12117
VOL. 3700, PG. 139 D.P.R.
14.80-ACRE TRACT
VOL. 16833, PG. 155, O.P.R.
OWNER: SCAR INC.

P.O.C.
TYPE III
R.O.W.
MONUMENT



SCALE: 1"=100'

[Signature]
ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUIANO@VICKREYINC.COM

DATED 1-17-17



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway, San Antonio, TX 78216

Telephone (210) 349-3271

TGPLS Firm Registration No. 10004100

DRAWN BY: CM

APPROVED BY: RA

R:\2525-002\Survey\dwg\SK_ZONING BOUNDARY.dwg

NORTH EAST LOOP 410

SHEET 3 OF 3