

AN ORDINANCE 2016-02-18-0129

AMENDING THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 230.502 ACRES OF LAND OUT OF NCB 10879, LOCATED NEAR THE INTERSECTION OF GOLIAD ROAD AND LYSTER ROAD, FROM "REGIONAL COMMERCIAL" TO "LIGHT INDUSTRIAL."

* * * * *

WHEREAS, the Stinson Airport Vicinity Land Use Plan was adopted on April 2, 2009 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on January 13, 2016 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 230.502 acres of land out of NCB 10879, located near the intersection of Goliad Road and Lyster Road, from "Regional Commercial" to "Light Industrial." All portions of land mentioned are depicted in **Attachments "I" and "II"**, and a description of the property is attached as **Attachment "III"** and all are made a part hereof and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.



M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

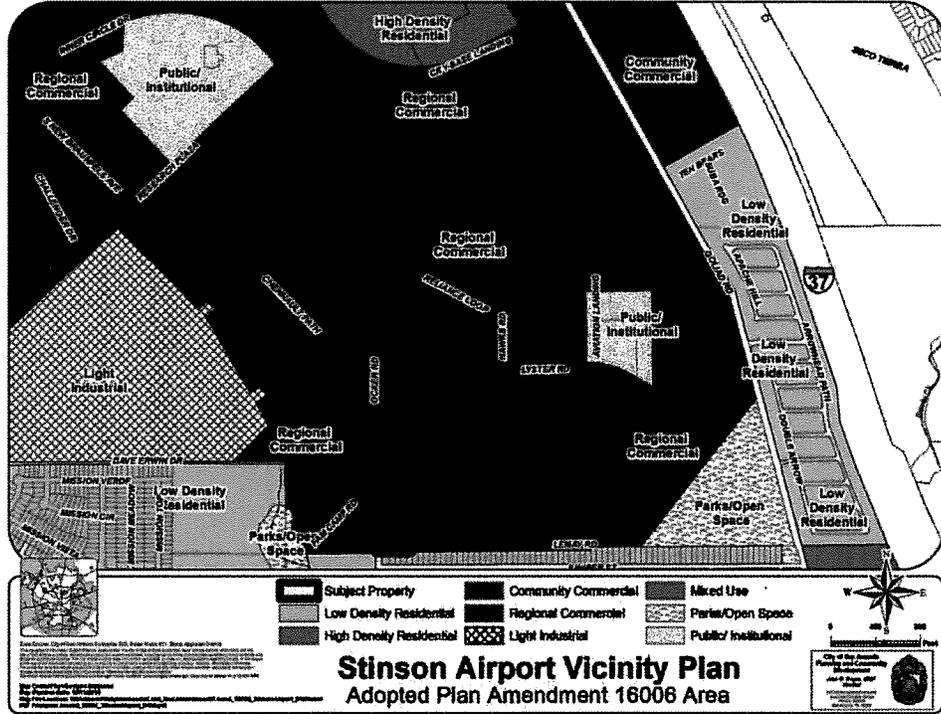
APPROVED AS TO FORM:



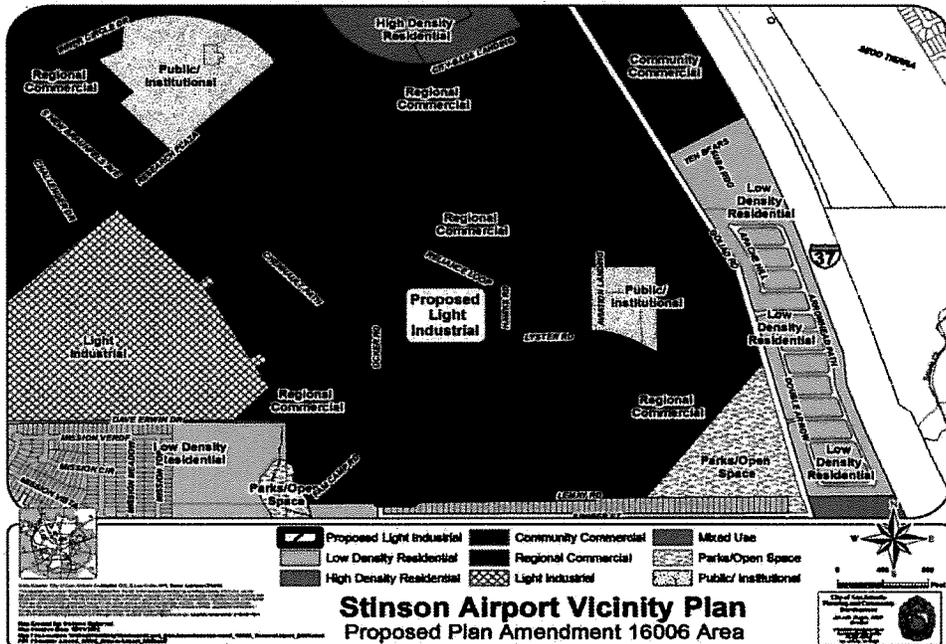
For Martha G. Sepeda, Acting City Attorney

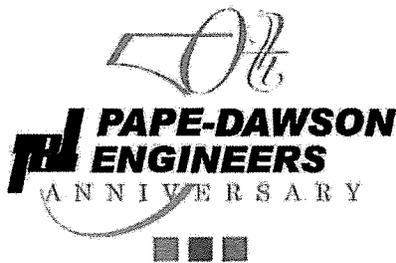
Agenda Item:	P-5 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)						
Date:	02/18/2016						
Time:	03:14:03 PM						
Vote Type:	Motion to Approve						
Description:	PLAN AMENDMENT # 16006 (Council District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 230.502 acres of land out of NCB 10879 located in the 3800 Block of Goliad Road and the intersection of Lyster Road from "Regional Commercial" to "Light Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016024)						
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					
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Attachment I
Land Use Plan as adopted:



Attachment II
Proposed Amendment:





FIELD NOTES
FOR
ZONING

A 230.502 acre, more or less, tract of land comprised of 7.275 acres out of Lot 2, Block 4 of the BCB - Units 4, 5B, 6A & 6B subdivision recorded in Volume 9684, Pages 126-131 of the Deed and Plat Records of Bexar County, Texas and 225.105 acres out of that 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the Justo Esqueda Survey 100, Abstract 213, County Block 5154, out of the Lysander Wells Survey No. 99, Abstract 795, County Block 5160, and out of the William Small Survey 26, Abstract 670, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 230.502 acre tract being more fully described as follows:

COMMENCING: At a the southeast corner of said 1308.68 acre tract, on the northwest line of a 20.9 acre tract described in deed to the City of San Antonio and recorded in Volume 7575, Pages 422-432 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE : S 89°36'25" W, along and with the southeast line of said 1308.68 acer tract, the northwest line of said 20.9 acre tract, a distance of 460.12 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE: Along and with the southeast line of said 1308.68 acre tract, the northwest line of said 20.9 acre tract, the following bearings and distances:

S 89°36'25" W, a distance of 1576.78 feet to a point;

S 06°13'55" W, a distance of 23.91 feet to a point;

S 36°58'55" W, a distance of 25.29 feet to a point;

S 89°43'39" W, a distance of 315.57 feet to a point;

THENCE: Departing the southeast line of said 1308.68 acre tract, over and across said 1308.68 acre tract the following bearings and distances:

N 00°27'51" W, a distance of 438.07 feet to a point;

230.502 Acres
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Northwesterly, along a tangent curve to the left, said curve having a radius of 1060.00 feet, a central angle of $42^{\circ}56'38''$, a chord bearing and distance of $N 21^{\circ}56'09'' W$, 776.02 feet, for an arc length of 794.48 feet to a point;

$N 43^{\circ}24'28'' W$, a distance of 1539.10 feet to a point;

$N 46^{\circ}35'32'' E$, a distance of 1612.94 feet to a point;

$S 89^{\circ}44'40'' E$, a distance of 92.99 feet to a point;

$N 00^{\circ}15'20'' E$, a distance of 268.22 feet to a point;

$S 89^{\circ}44'40'' E$, at a distance of 400.00 feet passing the west line of said Lot 2, and continuing for a total distance of 445.40 feet to a point;

THENCE: Northeasterly, over and across said Lot 2, along a tangent curve to the left, said curve having a radius of 1643.00 feet, a central angle of $29^{\circ}53'25''$, a chord bearing and distance of $N 75^{\circ}18'37'' E$, 847.44 feet, for an arc length of 857.13 feet to a point on the northeast line of said Lot 2;

$S 30^{\circ}57'18'' E$, along and with the northeast line of said Lot 2, a distance of 0.99 feet to a point;

THENCE: Departing the northeast line of said Lot 2, over and across said 1308.68 acre tract the following bearings and distances:

$N 60^{\circ}44'08'' E$, a distance of 659.63 feet to a point;

$N 29^{\circ}15'52'' W$, a distance of 613.83 feet to a point;

$N 60^{\circ}24'10'' E$, a distance of 88.95 feet to a point on the southwest line of a 21.46 acre tract recorded in Volume 14162, page 682 of the Official Public Records of Bexar County, Texas;

THENCE: $S 29^{\circ}33'18'' E$, along and with the southwest line of said 21.46 acre tract, a distance of 777.29 feet to a point;

THENCE: $S 29^{\circ}14'45'' E$, continuing along and with the southwest line of said 21.46 acre tract, a distance of 1464.23 feet to a point;

230.502 Acres
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- THENCE: S 30°20'56" E, continuing along and with the southwest line of said 21.46 acre tract, a distance of 497.14 feet to a point;
- THENCE: S 89°08'50" W, over and across said 1308.68 acre tract, a distance of 1004.81 feet to a point on the east right-of-way line of Aviation Landing, a 70-foot right-of-way recorded in Volume 9583, Page 104-106 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 00°51'10" W, along and with the east right-of-way line of said Aviation Landing, a distance of 201.88 feet to a point for the north end of said Aviation Landing;
- THENCE: S 89°08'50" W, along and with the north end of said Aviation Landing, a distance of 70.00 feet to a point for the west right-of-way line of said Aviation Landing;
- THENCE: Along and with the west right-of-way line of said Aviation Landing, the west end of Lyster Road, an 86-foot right-of-way also recorded in said Volume 9583, Page 104-106, and the south right-of-way line of said Lyster Road, the following bearings and distances:
- S 00°51'10" E, a distance of 850.42 feet to a point;
- Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 44°08'50" W, 21.21 feet, for an arc length of 23.56 feet to a point;
- S 89°08'50" W, a distance of 87.85 feet to a point;
- S 00°51'10" E, a distance of 86.00 feet to a point;
- N 89°08'50" E, a distance of 172.85 feet to a point;
- Southeasterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 28°09'51", a chord bearing and distance of S 76°46'14" E, 319.71 feet, for an arc length of 322.95 feet to a point;
- THENCE: Departing the south right-of-way line of said Lyster Road, over and across said 1308.68 acre tract the following bearings and distances:

230.502 Acres
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S 49°20'03" W, a distance of 220.59 feet to a point;

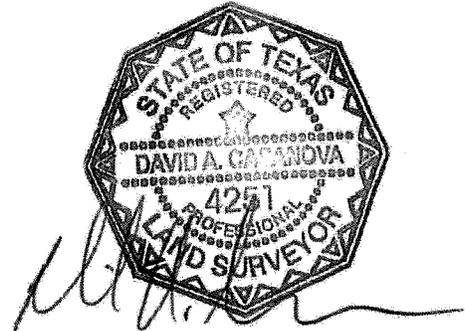
S 40°39'57" E, a distance of 297.31 feet to a point;

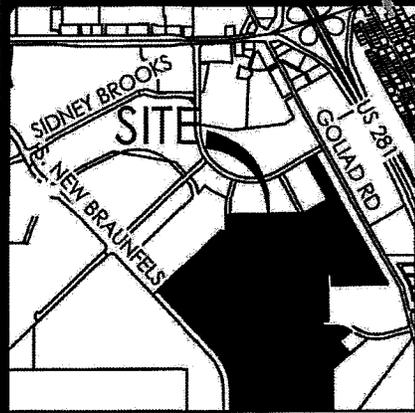
S 49°20'03" W, a distance of 418.11 feet to a point;

S 00°00'00" E, a distance of 847.80 feet to the POINT OF BEGINNING, and containing 230.502 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8700-18 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 4, 2015
JOB NO. 8700-18
DOC. ID. N:\CIVIL\8700-18\WORD\8700-18 FN-230.502 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

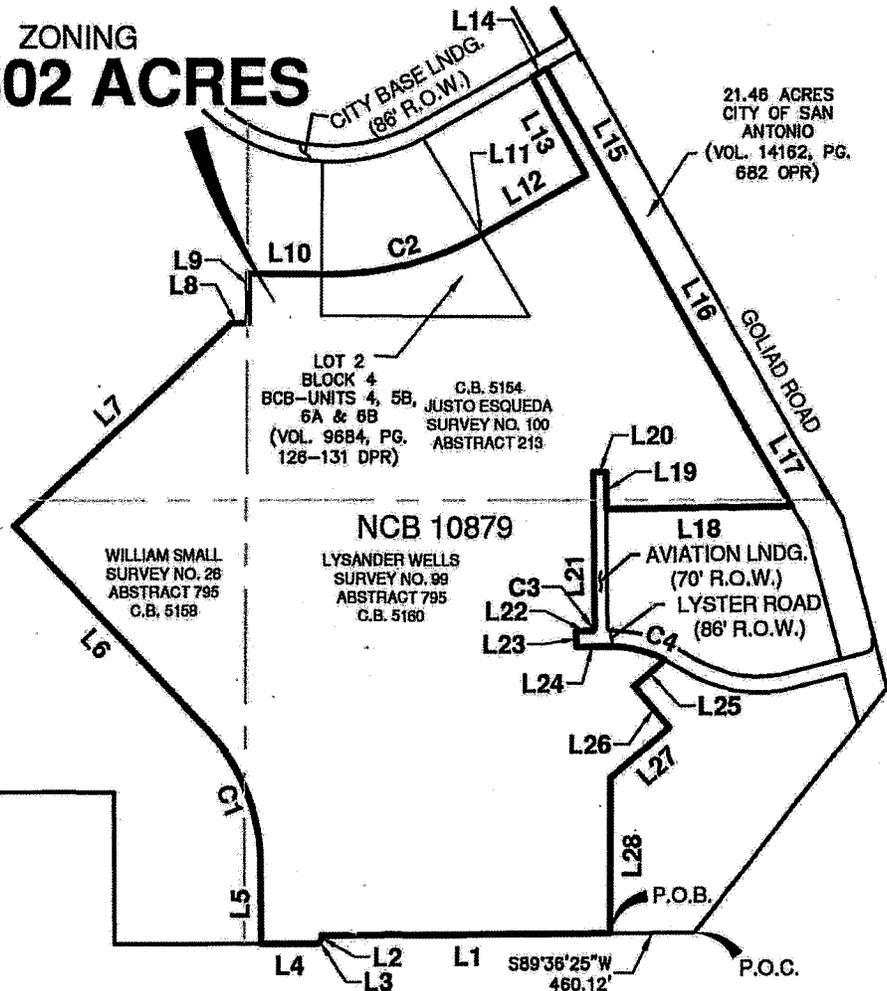




LOCATION MAP

NOT-TO-SCALE

ZONING 230.502 ACRES



LEGEND:

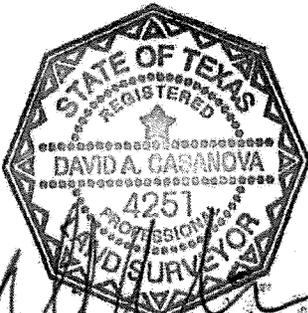
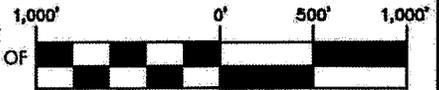
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

- 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



1 inch = 1,000'



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028600

A 230.502 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF 7.275 ACRES OUT OF LOT 2, BLOCK 4 OF THE BCB - UNITS 4, 5B, 6A & 6B SUBDIVISION RECORDED IN VOLUME 9684, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 225.105 ACRES OUT OF THAT 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUEDA SURVEY 100, ABSTRACT 213, COUNTY BLOCK 5154, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AND OUT OF THE WILLIAM SMALL SURVEY 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DECEMBER 4, 2015

JOB No.:

SHEET 1 OF 2

8700-18

Date: Dec 04, 2015, 4:15pm User ID: Mhornez
File: H:\CIVIL\8700-18\8700-18 2H-230.502 AC.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'25"W	1576.78'
L2	S08°13'55"W	23.91'
L3	S36°58'55"W	25.29'
L4	S89°43'39"W	315.57'
L5	N00°27'51"W	438.07'
L6	N43°24'28"W	1539.10'
L7	N46°35'32"E	1612.94'
L8	S89°44'40"E	92.99'
L9	N00°15'20"E	268.22'
L10	S89°44'40"E	445.40'
L11	S30°57'18"E	0.99'
L12	N60°44'08"E	659.63'
L13	N29°15'52"W	613.83'
L14	N60°24'10"E	88.95'
L15	S29°33'18"E	777.29'
L16	S29°14'45"E	1464.23'
L17	S30°20'56"E	497.14'
L18	S89°08'50"W	1004.81'
L19	N00°51'10"W	201.88'
L20	S89°08'50"W	70.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S00°51'10"E	850.42'
L22	S89°08'50"W	87.85'
L23	S00°51'10"E	86.00'
L24	N89°08'50"E	172.85'
L25	S49°20'03"W	220.59'
L26	S40°39'57"E	297.31'
L27	S49°20'03"W	418.11'
L28	S00°00'00"E	847.80'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1060.00'	42°58'38"	N21°56'09"W	776.02'	794.48'
C2	1643.00'	29°53'25"	N75°18'37"E	847.44'	857.13'
C3	15.00'	90°00'00"	S44°08'50"W	21.21'	23.58'
C4	657.00'	28°09'51"	S76°46'14"E	319.71'	322.95'



2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

DECEMBER 4, 2015

JOB No.: 8700-18

SHEET 2 OF 2

Drawn: David O. 2015, 2:55pm Layer: 02 - Middles
 File: A:\CME\8700-18\8700-18 21-230-502 AC.dwg