

AN ORDINANCE 2015-12-03-1032

**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 89.816 acres out of NCB 18045 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial 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 13, 2015.

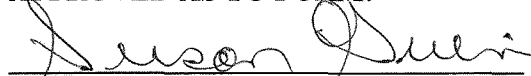
PASSED AND APPROVED this 3rd day of December, 2015.


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:	Z-2 (in consent vote: 28, Z-1, P-1, Z-2, P-2, Z-4, P-3, Z-5, Z-8)						
Date:	12/03/2015						
Time:	02:07:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016007 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 89.816 acres out of NCB 18045 located at 8189 Nelson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16001)						
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			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				x

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County: Bexar
Project: Nelson Road Re-Zone Tract
C.I. No.: 1007-11
Job Number: 2010-138-SAO-001

**RE-ZONING TRACT
METES AND BOUNDS DESCRIPTION
94.211 ACRES**

Being a 94.211 acre tract of land located in the Jose Maria Becerra Survey Number 58, Abstract Number 50, County Block (CB) 5196, New City Block (NCB) 18045, Bexar County, Texas; said 94.211 acre tract being the same land in a Transfer of Real Estate Lien Deed recorded in Volume 10874, Page 1970 of the Official Public Records of Bexar County, Texas, also being the same land in a Foreclosure Sale Deed By Substitute Trustee recorded in Volume 10898, Page 1214 of the Official Public Records of Bexar County, Texas, also being all of Lot 1 in the plat of Standard Industries Subdivision recorded in Volume 8500, Page 60 of the Deed and Plat Records of Bexar County, Texas, also being out of a call 40.00 acre tract of land recorded in Volume 5771, Page 943 of the Official Public Records of Bexar County, Texas, also being out of a call 253.523 acre tract of land recorded in Volume 8317, Page 87 of the Official Public Records of Bexar County, Texas, also being out of a call 19.0048 acre tract of land recorded in Volume 5771, Page 943 of the Official Public Records of Bexar County, Texas; said 94.211 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the south line of said Lot 1.):

BEGINNING at a Core of Engineers concrete monument found for the southwest corner of said 19.0048 acre tract, same being the southeast corner of a call 452.7333 acre tract of land recorded in the name of City of San Antonio in Volume 2710, Page 44 of the Official Public Records of Bexar County, Texas, same being on the northeast right-of-way line of Nelson Road (50-foot wide);

1. Thence, with the west line of said 19.0048 acre tract and the east line of said 452.7333 acre tract, North 01 degrees 01 minutes 22 seconds East, a distance of 2497.90 feet to a 1/2-inch iron rod with a SMG survey cap found;
2. Thence, continuing with said west line and said east line, North 01 degrees 02 minutes 36 seconds East, a distance of 2471.85 feet to a 1-inch iron rod found for the southeast corner of a call 159.360 acre tract of land recorded in the name of Waste Management of Texas in Volume 5499, Page 1483 of the Official Public Records of Bexar County, Texas;
3. Thence, with the southwest line of said 159.360 acre tract, South 49 degrees 16 minutes 15 seconds East, a distance of 2246.77 feet to the southeast corner of said 159.360 acre tract, same being on the west line of a call 304.2690 acre tract of land recorded in the name of Waste Management of Texas in Volume 8597, Page 0473 of the Official Public Records of Bexar County, Texas;

Attachment A

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Thence, with the west line of said 304.2690 acre tract, the east line of aforesaid Lot 1 and the west line of a tract of land recorded in the name of Roger Verstuyft in Volume 6761, Page 80 of the Official Public Records of Bexar County, Texas, the following five (5) courses and distances:

4. South 00 degrees 55 minutes 43 seconds West, a distance of 1213.38 feet to a 1/2-inch iron rod found;
5. South 01 degrees 12 minutes 27 seconds West, a distance of 662.41 feet to a 1/2-inch iron rod found;
6. South 00 degrees 45 minutes 04 seconds West, a distance of 182.70 feet to a 1/2-inch iron rod found;
7. South 00 degrees 51 minutes 36 seconds West, a distance of 842.32 feet;
8. South 01 degrees 46 minutes 39 seconds West, a distance of 1520.96 feet to the aforesaid north right-of-way line of Nelson Road (68-feet wide at this point), from which a 1/2-inch iron rod found bears South 01 degrees 46 minutes 39 seconds West, a distance of 20.13 feet;
9. Thence, with said northeast right-of-way line, North 61 degrees 39 minutes 00 seconds West, a distance of 108.39 feet to the west line of said Lot 1, same being the east line of a call 92.592 acre tract of land recorded in the name of Scott Verstuyft in Volume 5751, Page 0087 of the Official Public Records of Bexar County, Texas, from which a 1/2-inch iron rod with a BMI survey cap found bears South 01 degrees 06 minutes 57 seconds West, a distance of 20.24 feet;

Thence with a west line of said Lot 1 and the east line of said 92.592 acre tract, the following five (5) courses and distances:

10. North 01 degrees 06 minutes 57 seconds East, a distance of 332.63 feet;
11. South 88 degrees 53 minutes 03 seconds East, a distance of 66.00 feet;
12. North 02 degrees 01 minutes 05 seconds East, a distance of 1138.87 feet;
13. North 00 degrees 51 minutes 36 seconds East, a distance of 842.04 feet;
14. North 00 degrees 39 minutes 13 seconds East, a distance of 182.43 feet to a 1/2-inch iron rod with a BMI survey cap found for the northeast corner of aforesaid 92.592 acre tract, same being an interior corner of aforesaid Lot 1;

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15. Thence, with the southwest line of said Lot 1 and the northeast line of said 92.592 acre tract, North 61 degrees 15 minutes 54 seconds West, a distance of 1806.38 feet to a 1/2-inch iron rod with a SMG survey cap found for the northwest corner of said 92.592 acre tract, same being on the east line of aforesaid 19.0048 acre tract;
16. Thence, with the west line of said 92.592 acre tract and said east line, South 01 degrees 00 minutes 50 seconds West, a distance of 2179.56 feet to a Core of Engineers concrete monument found;
17. Thence, continuing with said west line and said east line, 498.25 feet along the arc of a curve to the left, said curve having a central angle of 40 degrees 03 minutes 05 seconds, a radius of 712.77 feet and a chord that bears South 18 degrees 59 minutes 10 seconds East, a distance of 488.16 feet to a Core of Engineers concrete monument found for the southeast corner of aforesaid 19.0048 acre tract, same being the southwest corner of said 92.592 acre tract, same being on the northeast right-of-way line of aforesaid Nelson Road;
18. Thence, with said northeast right-of-way line, North 61 degrees 18 minutes 50 seconds West, a distance of 301.61 feet to the **Point of Beginning** and containing 94.211 acres of land.

**SAVE AND EXCEPT TRACT
4.395 ACRES**

Being a 4.395 acre tract of land located in the Jose Maria Becerra Survey Number 58, Abstract Number 50, County Block (CB) 5196, New City Block (NCB) 18045, Bexar County, Texas; said 4.395 acre tract being out of a call 253.523 acre tract of land recorded in Volume 8317, Page 87 of the Official Public Records of Bexar County, Texas; said 4.395 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the south line of aforesaid Lot 1.):

COMMENCING at a Core of Engineers concrete monument found for the southwest corner of a call 19.0048 acre tract of land recorded in Volume 5771, Page 943 of the Official Public Records of Bexar County, Texas, same being the southeast corner of a call 452.7333 acre tract of land recorded in the name of City of San Antonio in Volume 2710, Page 44 of the Official Public Records of Bexar County, Texas, same being on the northeast right-of-way line of Nelson Road (50-foot wide);

Thence, with the west line of said 19.0048 acre tract and the east line of said 452.7333 acre tract, North 01 degrees 01 minutes 22 seconds East, a distance of 2497.90 feet to a 1/2-inch iron rod with a SMG survey cap found;

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Thence, continuing with said west line and said east line, North 01 degrees 02 minutes 36 seconds East, a distance of 1348.28 feet;

Thence, South 88 degrees 57 minutes 23 seconds East, a distance of 79.75 feet to a 1/2-inch iron rod with a SMG survey cap found for the **Point of Beginning**;

1. Thence, North 48 degrees 47 minutes 01 seconds East, a distance of 339.73 feet to a 1/2-inch iron rod with a SMG survey cap found;
2. Thence, South 46 degrees 56 minutes 37 seconds East, a distance of 495.81 feet to a 1/2-inch iron rod with a SMG survey cap found;
3. Thence, South 31 degrees 40 minutes 13 seconds West, a distance of 67.46 feet;
4. Thence, South 23 degrees 22 minutes 53 seconds West, a distance of 198.57 feet to a 1/2-inch iron rod found;
5. Thence, South 79 degrees 14 minutes 27 seconds West, a distance of 126.86 feet to a 1/2-inch iron rod with a SMG survey cap found;
6. Thence, North 45 degrees 04 minutes 23 seconds West, a distance of 535.28 feet to the **Point of Beginning** and containing 4.395 acres of land.

TOTAL: 94.211 ACRES
SAVE AND EXCEPT: 4.395 ACRES
REMAINDER: 89.816 ACRES

This description is accompanied by a Re-Zoning Map exhibit dated 1-31-11.



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