

AN ORDINANCE 2015-12-03-1038

**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 7.921 acres of land out of NCB 14952 from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District, save and except 4.0 acres for which the zoning district boundary is changing from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing.

SECTION 2. Descriptions of both properties are attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City Council approves this Specific Use Authorization so long as the attached


site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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.

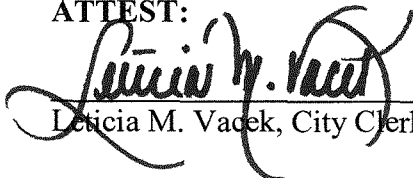
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective December 13, 2015.

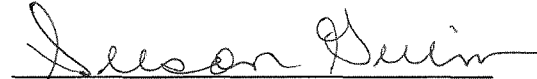
PASSED AND APPROVED this 3rd day of December 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


fa Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-8 (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 # Z2016002 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952 located at 11442 Wayland Way. Staff and Zoning Commission recommend Approval.						
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

A 4.0 ACRE TRACT

FIELD NOTES OF A CALLED 4.0 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, N.C.B. 14952, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 7.921 ACRE TRACT CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
NOTE: (BASIS OF BEARING IS THE WEST LINE OF THE 7.921 ACRE TRACT, BEARING N 00°22'34" W.)

BEGINNING: At a called ½" iron rod with cap stamped Pape Dawson in the east right of way line of Landmark 35 Drive (60' Right of Way), for the west corner of Lot 1, Block 2, NCB 17646, Gateway 35 Subdivision according to plat recorded in Volume 9510, Page 205, Deed and Plat Records, Bexar County, Texas, the south corner of the 7.921 Acre Tract, This Tract and the POINT OF BEGINNING;

THENCE: With the east line of Landmark 35 Drive, the west line of the 7.921 Acre Tract and This Tract the following calls and distances:

Northerly with an arc of a curve to the right having a radius of 170.00 feet, an arc length of 57.59 feet, a delta angle of 19°24'35", and a chord that bears N 10°04'52" W, a distance of 57.32 feet to a called ½" iron rod for a point of tangency;

N 00°22'34" W, a distance of 299.80 feet to a point for the northwest corner of This Tract;

THENCE: N 47°19'02" E, departing the east right of way line of Landmark 35 Drive, across the 7.921 Acre Tract, with the northwest line of This Tract, a distance of 559.08 feet to a point in the west right of way line of Wayland Way (60' Right of Way) and the east line of the 7.921 Acre Tract, for the north corner of This Tract;

THENCE: With the west line of Wayland Way and the east line of the 7.921 Acre Tract and This Tract, the following calls and distances:

Southerly with the arc of a curve to the left having a radius of 430.00 feet, an arc length of 209.58 feet, a delta angle of 27°55'32", and a chord that bears S 28°43'13" E, a distance of 207.51 feet to a called ½" iron rod with cap stamped Pape Dawson for a point of tangency;

S 42°40'59" E, a distance of 68.62 feet to a called ½" iron rod for the north corner of Lot 1, the east corner of the 7.921 Acre Tract and This Tract;

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419 BIG BEND
www.rickmanlandsurveying.com

TBPLS NO. 101919-00
RPLS NO. 5826
CANYON LAKE, TEXAS 78133
(830) 935-2457

THENCE: S 47°19'02" W, departing the west right of way line of Wayland Way, with the northwest line of Lot 1, the southeast line of the 7.921 Acre Tract and This Tract, a distance of 741.69 feet to the POINT OF BEGINNING and containing 4.0 Acres of land in San Antonio, Texas.

This document was prepared under 22 TAC §663.21, 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.

J. Derrick Rickman

October 1, 2015

J. Derrick Rickman, RPLS No. 5826

Date Signed



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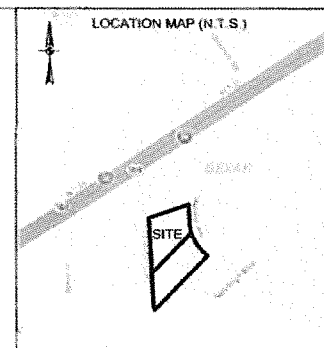
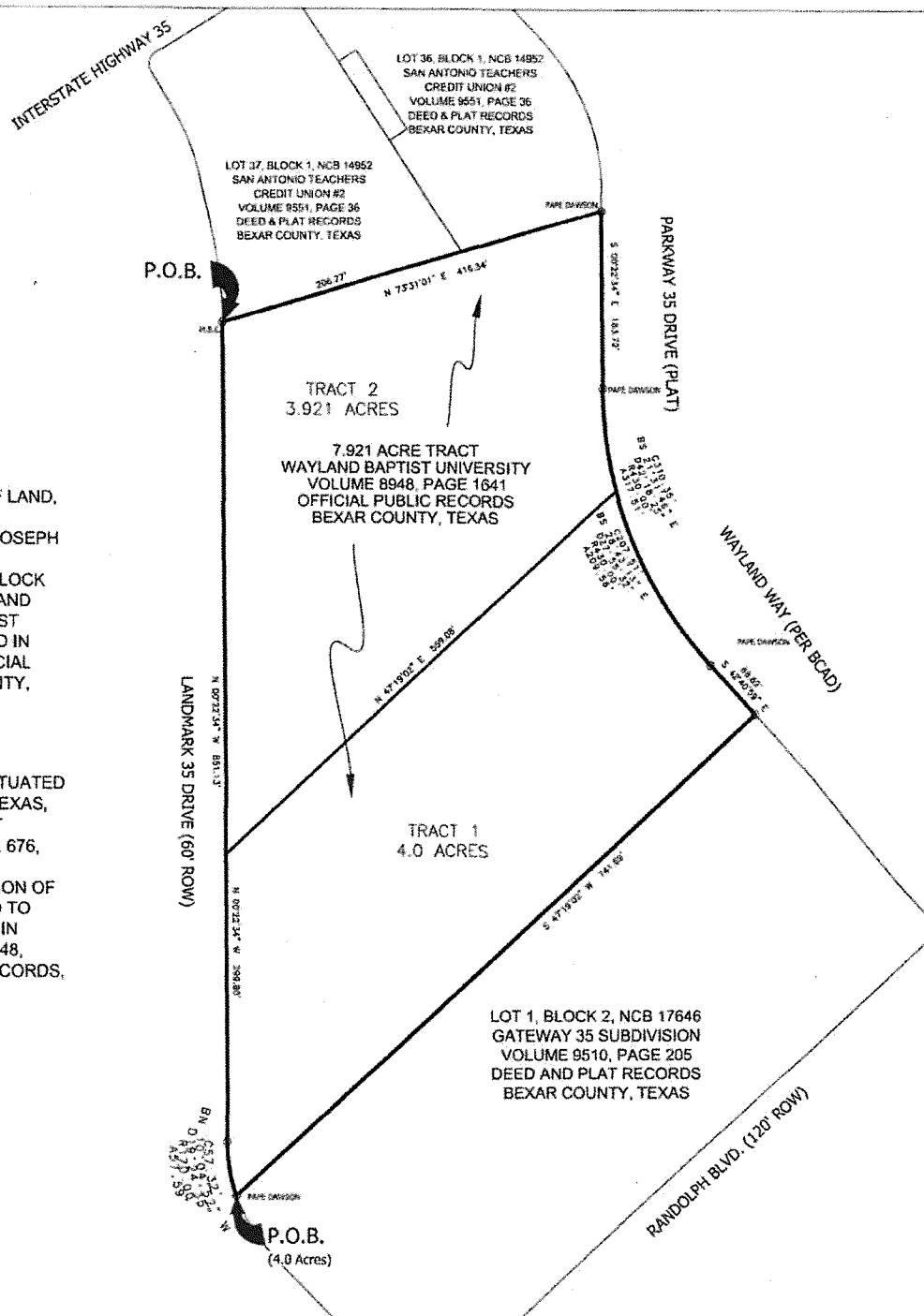
22016002

EXHIBIT OF

A CALLED 7.921 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, NEW CITY BLOCK 14952, BEXAR COUNTY, TEXAS, AND CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

AND

A 4.00 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, NEW CITY BLOCK 14952, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 7.921 ACRE TRACT CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. BEARINGS BASED ON TRUE LINE OF THE 7.921 ACRE TRACT BEARING N 07°22'34" W 851.13'
3. NO TITLE COMMITMENT PROVIDED TO SURVEYOR AT TIME OF SURVEY

This document was prepared under 22 TAC §663.21, 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.

J. Derrick Rickman
J. Derrick Rickman
Registered Professional Land Surveyor No. 5826

RICKMAN LAND SURVEYING

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FORSTER ENGINEERING

TBPE firm # 12385
19915 WITTENBURG, SAN ANTONIO, TEXAS 78256
PHONE: (210) 698-5544, Fax (210) 698-5544
WWW.FORSTERENGINEERING.COM

PROJECT DESCRIPTION

WAYLAND BAPTIST UNIVERSITY
11442 WAYLAND WAY
SAN ANTONIO, TEXAS

ZONING EXHIBIT

DATE	09/28/2015	JOB NO.	
SCALE	1"=50'	DWG NO.	
DRAWN BY	CAR		
CHECKED BY			REV: 00

A 7.921 ACRE TRACT

FIELD NOTES OF A CALLED 7.921 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, N.C.B. 14952, BEXAR COUNTY, TEXAS, AND CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
NOTE: (BASIS OF BEARING IS THE WEST LINE OF THE 7.921 ACRE TRACT, BEARING N 00°22'34" W.)

- BEGINNING:** At a called ½" iron rod with cap stamped "M.B.C." in the east right of way line of Landmark 35 Drive (60' Right of Way) for the southwest corner of Lot 37, Block 1, NCB 14952, San Antonio Teachers Credit Union #2 Subdivision recorded in Volume 9551, Page 36, Deed and Plat Records, Bexar County, Texas, the northwest corner of This Tract and the POINT OF BEGINNING;
- THENCE:** N 73°31'01" E, departing the east right of way line of Landmark 35 Drive, with the south line of Lot 37 and Lot 36, San Antonio Teachers Credit Union #2 Subdivision; and the north line of This Tract, at a distance of 206.77 feet passing the east corner of Lot 37 and the southwest corner of Lot 36, continuing for a total distance of 416.34 feet to a called ½" iron rod with cap stamped "Pape Dawson" in the west right of way line of Wayland Way (60' Right of Way) for the southeast corner of Lot 36 and the northeast corner of This Tract;
- THENCE:** With the west right of way line of Wayland Way and the east line of This Tract, the following calls and distances:
- S 00°22'34" E, a distance of 183.72 feet to a called ½" iron rod with cap stamped "Pape Dawson" for the beginning of curve to the left;
- Southeasterly with an arc of a curve to the left having a radius of 430.00 feet, an arc length of 317.51 feet, a delta angle of 42°18'25", and a chord that bears S 21°31'46" E, a distance of 310.35 feet to a called ½" iron rod with cap stamped "Pape Dawson" for a point of tangency;
- S 42°40'59" E, a distance of 68.62 feet to a called ½" iron rod for the north corner of Lot 1, Block 2, NCB 17646, Gateway 35 Subdivision recorded in Volume 9510, Page 205, Deed and Plat Records, Bexar County, Texas, and the east corner of This Tract;
- THENCE:** S 47°19'02" W, departing the west right of way line of Wayland Way, with the northwest line of Lot 1 and the southeast line of This Tract, a distance of 741.69 feet to a called ½" iron rod with cap stamped "Pape Dawson" in the east right of way line of Landmark 35 Drive, for a point in a curve and the west corner of Lot 1 and the south corner of This Tract;
- THENCE:** With the east right of way line of Landmark 35 Drive and the west line of This Tract, the following calls and distances:

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(830) 935-2457

Northerly with an arc of a curve to the right having a radius of 170.00 feet, an arc length 57.59 feet, a delta angle of 19°24'35", and a chord that bears N 10°04'52" W, a distance of 57.32 feet to a called ½" iron rod for a point of tangency;

N 00°22'34" W, a distance of 851.13 feet to the POINT OF BEGINNING and containing 7.921 Acres of land in San Antonio, Texas.

This document was prepared under 22 TAC §663.21, 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.

J. Derrick Rickman

J. Derrick Rickman, RPLS No. 5826

September 29, 2015

Date Signed



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22016002

EXHIBIT OF A CALLED 7.921 ACRE TRACT, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, NEW CITY BLOCK 14952, BEXAR COUNTY, TEXAS, AND CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

INTERSTATE HIGHWAY 35

P.O.B.

LOT 37, BLOCK 1, NCB 14952
SAN ANTONIO TEACHERS
CREDIT UNION #2
VOLUME 9551, PAGE 36
DEED & PLAT RECORDS
BEXAR COUNTY, TEXAS

LOT 38, BLOCK 1, NCB 14952
SAN ANTONIO TEACHERS
CREDIT UNION #2
VOLUME 9551, PAGE 36
DEED & PLAT RECORDS
BEXAR COUNTY, TEXAS

LANDMARK 35 DRIVE (60' ROW)

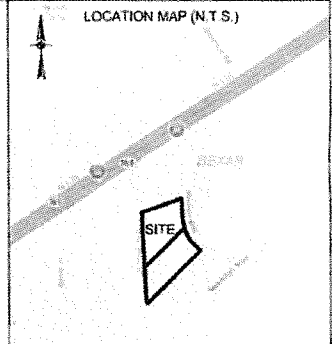
7.921 ACRE TRACT
WAYLAND BAPTIST UNIVERSITY
VOLUME 8948, PAGE 1641
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

LOT 1, BLOCK 2, NCB 17646
GATEWAY 35 SUBDIVISION
VOLUME 9510, PAGE 205
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

PARKWAY 35 DRIVE (PLAT)

WAYLAND WAY (PER ROAD)

RANDOLPH BLVD. (120' ROW)



- NOTES:
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 2. BEARINGS BASED ON WEST LINE OF THE 7.921 ACRE TRACT, BEARING N 00°22'34" W, 851.15'.
 3. NO TITLE COMMITMENT PROVIDED TO SURVEYOR AT TIME OF SURVEY.

This document was prepared under 22 TAC §063.21, 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.

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PROJECT DESCRIPTION

WAYLAND BAPTIST
UNIVERSITY
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SAN ANTONIO, TEXAS

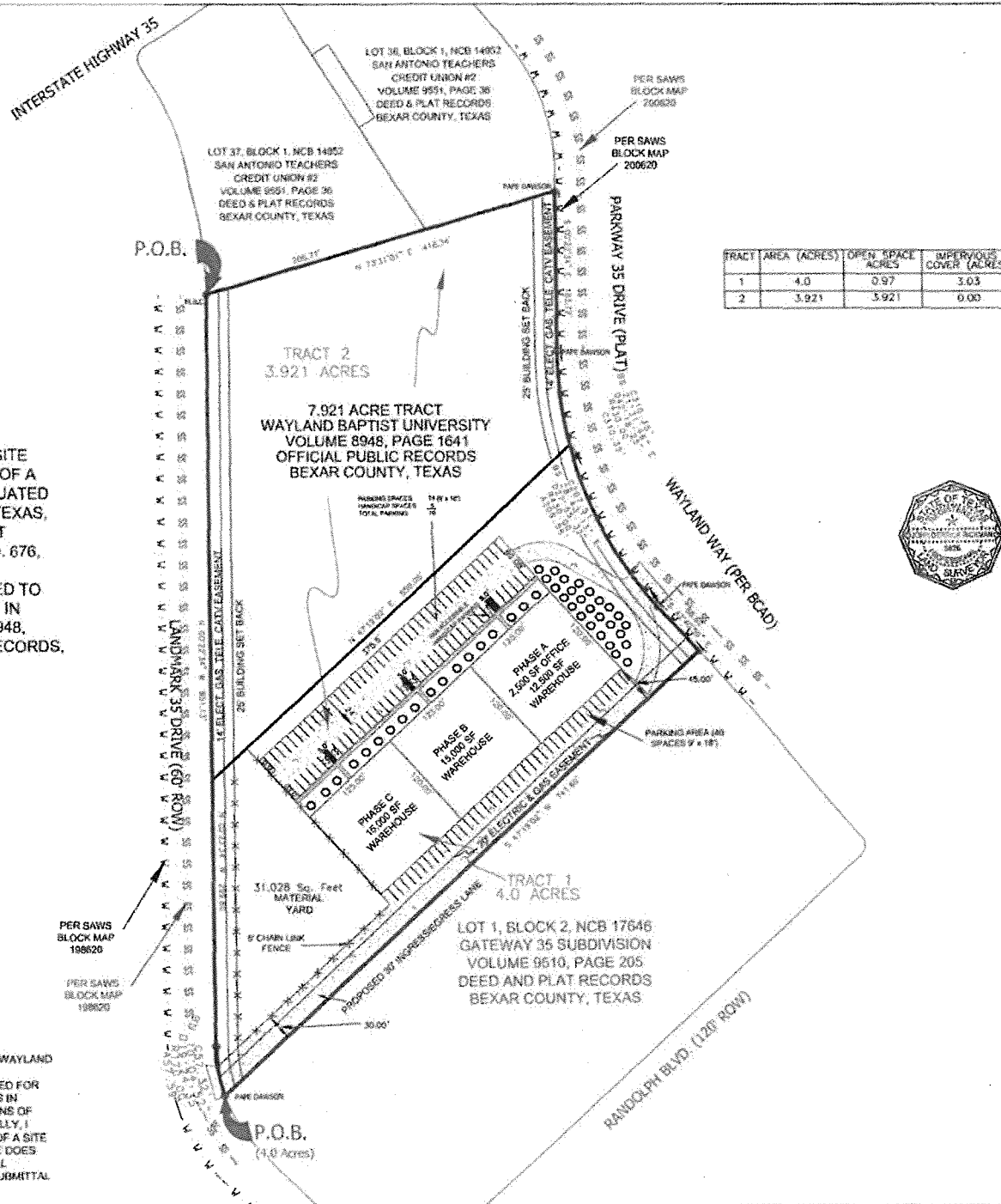
ZONING EXHIBIT

DATE	09/28/2015	JOB NO.	
SCALE	1"=80'	DRG NO.	
DRAWN BY	CAR		
CHECKED BY			REV: 02

72016002

EXHIBIT SHOWING PROPOSED SITE PLAN AND PROPERTY DIVISION OF A CALLED 7.921 ACRE TRACT, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSEPH F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, NEW CITY BLOCK 14952, BEXAR COUNTY, TEXAS, AND CONVEYED TO WAYLAND BAPTIST UNIVERSITY IN DEED RECORDED IN VOLUME 8948, PAGE 1641, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

I, BOBBY L. HALL, EXECUTIVE VICE PRESIDENT, WAYLAND BAPTIST UNIVERSITY, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



LOCATION MAP (N.T.S.)

BEXAR

NOTE:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

2. BEARINGS BASED ON WEST LINE OF THE 1.071 ACRE TRACT, BEARING: N 00°22'34" W 651.13'

This document was prepared under 22 TAC §603.21, 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 explicitly and in detail implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Derrick Rickman
J. Derrick Rickman
Registered Professional Land Surveyor No. 5826

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PROJECT DESCRIPTION

WAYLAND BAPTIST UNIVERSITY
11442 WAYLAND WAY
SAN ANTONIO, TEXAS

SITE PLAN
AND PROPOSED
DIVISION

DATE	09/28/2015	JOB NO.
SCALE	1"=80'	DRG NO.
DRAWN BY	CAH	
CHECKED BY		REV. NO.