

AN ORDINANCE 2016-08-04-0573

**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 23.183 acres out of CB 15602 from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 3.540 acres out of CB 15602; "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.891 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602.

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 14th day of August 2016.

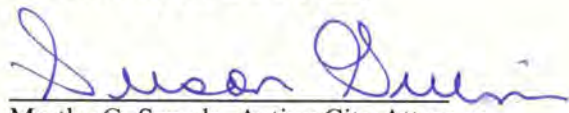
PASSED AND APPROVED this 4th day of August 2016.


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:	Z-13 (in consent vote: 31, 32, 33, P-2, Z-2, Z-5, P-3, Z-7, P-4, Z-8, Z-9, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, Z-19, Z-20, P-6, Z-22, Z-23, Z-24, P-7, Z-25, Z-26, Z-27)						
Date:	08/04/2016						
Time:	02:11:07 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016148 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.891 acres out of NCB 15602, and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 3.540 acres out of NCB 15602, and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of NCB 15602, located in the 6400 Block of Military Drive. 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				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				
Michael Gallagher	District 10		x			x	

EXHIBIT "A"

LEGAL DESCRIPTION

22016148

4.891 ACRES - ZONE C2

BEING 4.891 ACRES OF LAND OUT OF THE FRANCISCO RIVAS SURVEY NO. 1, ABSTRACT NO. 14, COUNTY BLOCK 15602, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A 24.98 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JM ASSETS, LP, RECORDED IN VOLUME 16747, PAGE 179, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 4.891 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference: At a ½" iron rod found on the west right-of-way line of West Military Drive, a 130-foot wide right-of-way, at the northeast corner of Lot 58, N.C.B. 15602, Baywood Hotel, a subdivision recorded in Volume 9691, Page 143, Deed and Plat Records of Bexar County, Texas, and the southeast corner of Lot 52, N.C.B. 15602, La Quinta No. 4-A, a subdivision recorded in Volume 9200, Page 40, Deed and Plat Records of Bexar County, Texas;

THENCE, S 72° 41' 03" W, with the common line of said Lot 58 and said Lot 52, a distance of 354.39 feet to a point at a northeast corner of the remainder of said 24.98 acre tract and northwest corner of said Lot 58, for the northwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 17° 18' 57" E, with the common line of the remainder of said 24.98 acre tract and said Lot 58, a distance of 211.58 feet to a ½" iron rod with red plastic cap stamped "GRE", found at the southwest corner of said Lot 58, for the most easterly southeast corner of the herein described tract of land;

THENCE, over and across the remaining portion of said 24.98 acre tract the following four (4) courses:

- 1) S 72°41'03" W, a distance of 4.95 feet to a point;
- 2) N 82°56'34" W, a distance of 213.00 feet to a point;
- 3) S 67°51'45" W, a distance of 143.61 feet to an interior corner of the herein described tract;
- 4) S 22°08'15" E, a distance of 292.53 feet to a point on the south line of the remainder of said 24.98 tract and the north line of the remaining portion of a 129.57 acre tract called "Tract No. L-1., (Lackland Air Force Base) as described in a Judgment on Declaration of Taking to the United States of America, recorded in Volume 3047, Page 423, Deed Records of Bexar County, for the most southerly southeast corner of the here described tract;

22016148

THENCE, S 67°51'45" W, with the common line of the remaining portion said 24.98 acre tract and the remaining portion of said 129.57 acre tract (Lackland Air Force Base), a distance of 360.73 feet to the southwest corner of the herein described tract;

THENCE, N 22°08'15" W, across the remaining portion of said 24.98 acre tract, a distance of 459.19 feet to a point on the north line of the remaining portion of said 24.98 acre tract, being the south line of Lot 56, N.C.B 15602 Alamo Children's Subdivision, recorded in Volume 9535, Page 169, Deed and Plat Records of Real Property of Bexar County, Texas, for the northwest corner of the herein described tract;

THENCE, N 72° 41' 03" E, with the north line of said 24.98 acre tract, the south line of said Lot 56 and said Lot 52, a distance of 715.53 feet to the **POINT OF BEGINNING**, and containing 4.891 acres of land.

BEARING BASIS NOTE

The bearings described herein are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD83.

THE STATE OF TEXAS §
§
COUNTY OF TAYLOR §

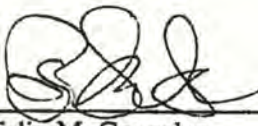
KNOW ALL MEN BY THESE PRESENTS:

That I, Felix M. Gonzalez, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the zoning area described herein was determined by a survey made on the ground during April, 2016 under my direction and supervision.

WITNESS MY HAND AND SEAL at Abilene, Taylor County, Texas, this the 1st day of July, 2016, A.D.

Big Sky Surveying
4025 Chris Drive
Abilene, Texas 79606
Firm No. 10194204
325-428-6959




Felix M. Gonzalez
Registered Professional Land Surveyor
No. 5418 - State of Texas

Parcel name: 00-ZONE C2 4.891 ACRES

	North: 13693299.6055	East : 2079100.1625
Line	Course: S 17-18-57 E	Length: 211.58
	North: 13693097.6146	East : 2079163.1369
Line	Course: S 72-41-03 W	Length: 4.95
	North: 13693096.1413	East : 2079158.4112
Line	Course: N 82-56-34 W	Length: 213.00
	North: 13693122.3106	East : 2078947.0249
Line	Course: S 67-51-45 W	Length: 143.61
	North: 13693068.1940	East : 2078814.0015
Line	Course: S 22-08-15 E	Length: 292.53
	North: 13692797.2287	East : 2078924.2358
Line	Course: S 67-51-45 W	Length: 360.73
	North: 13692661.2946	East : 2078590.0980
Line	Course: N 22-08-15 W	Length: 459.19
	North: 13693086.6341	East : 2078417.0612
Line	Course: N 72-41-03 E	Length: 715.53
	North: 13693299.6035	East : 2079100.1624

Perimeter: 2401.13 Area: 213,066 sq.ft. 4.891 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0020 Course: S 03-59-44 W

Error North: -0.00204 East : -0.00014

Precision 1: 1,200,560.00

EXHIBIT "A"

22016148

LEGAL DESCRIPTION

3.540 ACRES - ZONE C3

BEING 3.540 ACRES OF LAND OUT OF THE FRANCISCO RIVAS SURVEY NO. 1, ABSTRACT NO. 14, COUNTY BLOCK 15602, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A 24.98 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JM ASSETS, LP, RECORDED IN VOLUME 16747, PAGE 179, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 3.540 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference: At a ½" iron rod found on the west right-of-way line of West Military Drive, a 130-foot wide right-of-way, at the northeast corner of Lot 58, N.C.B. 15602, Baywood Hotel, a subdivision recorded in Volume 9691, Page 143, Deed and Plat Records of Bexar County, Texas, and the southeast corner of Lot 52, N.C.B. 15602, La Quinta No. 4-A, a subdivision recorded in Volume 9200, Page 40, Deed and Plat Records of Bexar County, Texas;

THENCE, S 25° 18' 32" E, with the west right-of-way line of West Military Drive and the east line of said Lot 58, a distance of 213.66 feet to a ½" iron rod with red plastic cap stamped "GRE", found at a northeast corner of the remainder of said 24.98 acre tract and southeast corner of said Lot 58, for a northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 25° 18' 32" E, continuing with the west right-of-way line of West Military Drive and the east line of the remaining portion of said 24.98 acre tract, a distance of 156.17 feet to a ½" iron rod found at the southeast corner of the remaining portion of said 24.98 acre tract being the northeast corner of the remaining portion of a 129.57 acre tract called "Tract No. L-1", (Lackland Air Force Base) as described in a Judgment on Declaration of Taking to the United States of America, recorded in Volume 3047, Page 423, Deed Records of Bexar County, for the southeast corner of the herein described tract;

THENCE, S 67°51'45" W, with the south line of the remaining portion of said 24.98 acre tract and the north line of the remaining portion of said 129.57 acre tract, a distance of 725.87 feet to a point at the southwest corner of the herein described tract;

THENCE, over and across the remaining portion of said 24.98 acre tract the following four (4) courses:

- 1) N 22°08'15" W, a distance of 292.53 feet to the northwest corner of the herein described tract;
- 2) N 67°51' 45" E, a distance of 143.61 feet to a point;

22016148

- 3) N 82°56'34" E, a distance of 213.00 feet to a point;
- 4) S 72° 41' 03" E, passing at a distance of 4.95 feet a ½" iron rod with red plastic cap stamped "GRE", found at the southwest corner of said Lot 58, and continuing with the south line of said Lot 58, for a total distance of 389.05 feet to the **POINT OF BEGINNING**, and containing 3.540 acres of land.

BEARING BASIS NOTE

The bearings described herein are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD83.

THE STATE OF TEXAS §
§
COUNTY OF TAYLOR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Felix M. Gonzalez, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the zoning area described herein was determined by a survey made on the ground during April, 2016 under my direction and supervision.

WITNESS MY HAND AND SEAL at Abilene, Taylor County, Texas, this the 1st day of July, 2016, A.D.

Big Sky Surveying
4025 Chris Drive
Abilene, Texas 79606
Firm No. 10194204
325-428-6959



Felix M. Gonzalez
Registered Professional Land Surveyor
No. 5418 – State of Texas



22016148

00-SUBDIVISION FN ZONE C3 3.540 ACRES MAP CHECK.txt

Parcel name: 00-ZONE C3 3.540 ACRES

	North: 13693211.9348	East : 2079529.8268
Line	Course: S 25-18-32 E Length: 156.17	
	North: 13693070.7546	East : 2079596.5891
Line	Course: S 67-51-45 W Length: 725.87	
	North: 13692797.2246	East : 2078924.2287
Line	Course: N 22-08-15 W Length: 292.53	
	North: 13693068.1899	East : 2078813.9944
Line	Course: N 67-51-45 E Length: 143.61	
	North: 13693122.3065	East : 2078947.0178
Line	Course: S 82-56-34 E Length: 213.00	
	North: 13693096.1372	East : 2079158.4041
Line	Course: N 72-41-03 E Length: 389.05	
	North: 13693211.9336	East : 2079529.8218

Perimeter: 1920.24 Area: 154,210 sq.ft. 3.540 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0051 Course: S 76-02-46 W

Error North: -0.00123 East : -0.00494

Precision 1: 376,515.69

EXHIBIT "A"

22016148

LEGAL DESCRIPTION

14.752 ACRES - ZONE MF

BEING 14.752 ACRES OF LAND OUT OF THE FRANCISCO RIVAS SURVEY NO. 1, ABSTRACT NO. 14, COUNTY BLOCK 15602, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF A 24.98 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JM ASSETS, LP, RECORDED IN VOLUME 16747, PAGE 179, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; SAID 14.752 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference: At a ½" iron rod found on the west right-of-way line of West Military Drive, a 130-foot wide right-of-way, being the original northeast corner of said 24.98 acre tract, the northeast corner of Lot 58, N.C.B. 15602, Baywood Hotel, a subdivision recorded in Volume 9691, Page 143, Deed and Plat Records of Bexar County, Texas, and the southeast corner of Lot 52, N.C.B. 15602, La Quinta No. 4-A, a subdivision recorded in Volume 9200, Page 40, Deed and Plat Records of Bexar County, Texas;

THENCE, S 72° 41' 03" W, leaving the west right-of-way line of West Military Drive, with the north line of said 24.98 acre tract, the south line of said Lot 52, N.C.B. 15602, and the south line of Lot 56, N.C.B. 15602 Alamo Children's Subdivision, recorded in Volume 9535, Page 169, Deed and Plat Records of Real Property of Bexar County, Texas, Texas, a distance of 1069.92 feet to a point for the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 22° 08' 15" E, across said 24.98 acre tract, a distance of 459.19 feet to a point on the south line of said 24.98 acre tract and the north line of the remaining portion of a 129.57 acre tract called "Tract No. L-1", as described in a Judgement on Declaration of Taking to the United States of America, recorded in Volume 3047, Page 423, Deed Records of Bexar County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said 24.98 acre tract and the north line of the remaining portion of said 129.57 acre tract, the following two (2) courses:

- 1) S 67° 51' 45" W, a distance of 77.75 feet to a ½" iron pipe found for an angle point;
- 2) S 46° 40' 42" W, a distance of 1049.23 feet to a ½" iron pipe found on the east line of a 105.205 acre tract described in a Special Warranty Deed to Baptist Child & Family Services, recorded in Volume 7312, Page 822, Official Public Records of Real Property of Bexar County, Texas, being the southwest corner of said 24.98 acre tract, for the southwest corner of the herein described tract;

22016148

THENCE, N 25° 08' 43" W, with the west line of said 24.98 acre tract and the east line of said 105.205 acre tract, at 473.28 feet, pass a ½" iron rod found, being a corner of Lot 55, N.C.B. 15602, Baptist Children Home at San Antonio, a subdivision recorded in Volume 9522, Pages 89-90, Deed and Plat Records of Bexar County, Texas, and continuing a total distance of 723.28 feet to a P-K Nail set in asphalt, being the northwest corner of said 24.98 acre tract, and an interior corner of said 105.205 acre tract and said Lot 55, N.C.B. 15602, for the northwest corner of the herein described tract;

THENCE, with the north line of said 24.98 acre tract and the south line of said 105.205 acre tract and said Lot 55, N.C.B. 15602, the following three (3) courses:

- 1) N 65° 49' 02" E, a distance of 553.84 feet to a ½" iron rod found for an interior corner of the herein described tract;
- 2) N 24° 58' 17" W, a distance of 142.67 feet to a ½" iron rod found for a corner of the herein described tract;
- 3) N 72° 41' 03" E, a distance of 549.54 feet to the **POINT OF BEGINNING**, and containing 14.752 acres of land.

BEARING BASIS NOTE

The bearings described herein are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD83.

THE STATE OF TEXAS §
§
COUNTY OF TAYLOR §

KNOW ALL MEN BY THESE PRESENTS:

That I, Felix M. Gonzalez, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the zoning area described herein was determined by a survey made on the ground during March, 2016 under my direction and supervision.

WITNESS MY HAND AND SEAL at Abilene, Taylor County, Texas, this the 1st day of July, 2016, A.D.

Big Sky Surveying
4025 Chris Drive
Abilene, Texas 79606
325-428-6959
Firm No. 10194204



A handwritten signature of Felix M. Gonzalez in black ink.

Felix M. Gonzalez
Registered Professional Land Surveyor
No. 5418 – State of Texas

14.752 Acres

00-SUBDIVISION FN ZONE MF 14.752 ACRES.doc

22018144

00-SUBDIVISION FN ZONE MF 14.752 ACRES MAP CHECK.txt

Parcel name: 00-ZONE MF 14.752

North: 13695212.0595	East : 2086529.3884
Line Course: S 22-08-15 E Length: 459.19	
North: 13694786.7200	East : 2086702.4252
Line Course: S 67-51-45 W Length: 77.75	
North: 13694757.4214	East : 2086630.4068 *
Line Course: S 46-40-42 W Length: 1049.23	
North: 13694037.5515	East : 2085867.0780
Line Course: N 25-08-43 W Length: 723.28	
North: 13694692.2886	East : 2085559.7455
Line Course: N 65-49-02 E Length: 553.84	
North: 13694919.1685	East : 2086064.9823
Line Course: N 24-58-17 W Length: 142.67	
North: 13695048.5016	East : 2086004.7520
Line Course: N 72-41-03 E Length: 549.54	
North: 13695212.0659	East : 2086529.3860

Perimeter: 3555.51 Area: 642,582 sq.ft. 14.752
acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0069 Course: N 20-13-30 W
Error North: 0.00645 East : -0.00238
Precision 1: 515,289.86