

AN ORDINANCE **2016-11-03-0878**

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 18.907 acres out of NCB 16587 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres of land out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres of land out of NCB 16587.

**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 13<sup>th</sup> day of November 2016.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of November 2016.

M A Y O R

Ivy R. Taylor

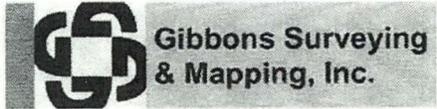
ATTEST:

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
for Susan Deen  
City Attorney

<b>Agenda Item:</b>	Z-15 ( in consent vote: 22, Z-1, Z-2, Z-4, Z-5, Z-6, P-2, Z-7, Z-9, Z-11, P-4, Z-12, Z-13, P-5, Z-14, P-6, Z-15 )						
<b>Date:</b>	11/03/2016						
<b>Time:</b>	02:05:58 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016253 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16073)						
<b>Result:</b>	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			x	
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



Z2016253

**FIELD NOTES FOR  
10.693 ACRE TRACT**

OUT OF THE HERMAN SPARKS SURVEY No. 71, ABSTRACT No. 707, NEW CITY BLOCK 16587, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 27.796 ACRE TRACT COMPRISED OF THAT CERTAIN 29.612 ACRE TRACT RECORDED IN VOLUME 7323, PAGE 952 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 1.682 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AND RECORDED IN VOLUME 4137, PAGE 1061 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING: At a found TxDOT brass disk on the southwest right of way line of F.M. hwy. 1604 (varying width public right of way), the east corner of a 3.5696 acre tract in the name of Vernon Friesenhahn Trust and recorded in Volume 11873, Page 2064 of the Real Property Records of Bexar County, Texas, the north corner of the aforementioned 27.796 acre tract; thence: South 59°10'02" West (bearings are based on GPS observations, datum is NAD '83) 400.00' to the north corner and POINT OF BEGINNING hereof;
- THENCE: South 30°49'58" East 933.79' crossing the 27.796 acre tract to a point on the northwest line of a 67.737 acre tract in the name of Texas Dorado Property, Ltd. and recorded in Volume 8278, Page 937 of the Real Property Records of Bexar County, Texas, the east corner of this tract;
- THENCE: South 59°09'58" West 498.79' to the south corner of this tract, being 382.36' from a found 5/8" iron rod marking the south corner of the 27.796 acre tract;
- THENCE: North 30°49'58" West 933.80' crossing the 27.796 acre tract to a point on the southeast line of PLEASANTVILLE SUBDIVISION (PUD), according to the plat thereof recorded in Volume 9555, Page 108 of the Deed and Plat Records of Bexar County, Texas, the west corner of this tract, being 383.95' from a found 1/2" iron rod marking the west corner of the 27.796 acre tract;
- THENCE: North 59°10'02" East 498.79' to the POINT OF BEGINNING of this 10.693 acre tract and containing 465,768 square feet of land in Bexar County, Texas.

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

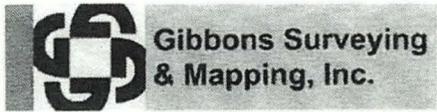
*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
Date: August 15, 2016  
Job No.: 16-4943  
Doc I.D.: Northpoint zoning-middle tract



GIBBONS SURVEYING & MAPPING, INC.  
150 West Rhapsody Drive, San Antonio, TX 78216  
(210) 366-4600 www.GibbonsSurveying.com  
TBPLS Firm No. 10119900

EXHIBIT "A"



Z2016253

**FIELD NOTES FOR  
8.214 ACRE TRACT**

OUT OF THE HERMAN SPARKS SURVEY No. 71, ABSTRACT No. 707, NEW CITY BLOCK 16587, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 27.796 ACRE TRACT COMPRISED OF THAT CERTAIN 29.612 ACRE TRACT RECORDED IN VOLUME 7323, PAGE 952 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 1.682 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AND RECORDED IN VOLUME 4137, PAGE 1061 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING: At a found TxDOT brass disk on the southwest right of way line of F.M. hwy. 1604 (varying width public right of way), the east corner of a 3.5696 acre tract in the name of Vernon Friesenhahn Trust and recorded in Volume 11873, Page 2064 of the Real Property Records of Bexar County, Texas, the north corner of the aforementioned 27.796 acre tract; thence: South 59°10'02" West (bearings are based on GPS observations, datum is NAD '83) 898.79' to the north corner and POINT OF BEGINNING hereof;
- THENCE: South 30°49'58" East 933.80' crossing the 27.796 acre tract to a point on the northwest line of a 67.737 acre tract in the name of Texas Dorado Property, Ltd. and recorded in Volume 8278, Page 937 of the Real Property Records of Bexar County, Texas, the east corner of this tract;
- THENCE: South 59°09'58" West 382.36' to a found 5/8" iron rod on the northeast line of a 130.981 acre tract in the name of Ovaro Investments, LLC and recorded in Volume 17870, Page 2026 of the Real Property Records of Bexar County, Texas, the west corner of the 67.737 acre tract, the south corner of the 27.796 acre tract and of this tract;
- THENCE: North 30°55'50" West 933.81' to a found 1/2" iron rod, the south corner of PLEASANTVILLE SUBDIVISION (PUD), according to the plat thereof recorded in Volume 9555, Page 108 of the Deed and Plat Records of Bexar County, Texas, the north corner of the 130.981 acre tract, the west corner of the 27.796 acre tract, and of this tract;
- THENCE: North 59°10'02" East 383.95' to the POINT OF BEGINNING of this 8.214 acre tract and containing 357,792 square feet of land in Bexar County, Texas.

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
Date: August 15, 2016  
Job No.: 16-4943  
Doc I.D.: Northpoint zoning-rear tract

