

AN ORDINANCE 2018-02-15-0128

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 12.209 acres out of NCB 17730 from "MH AHOD" Manufactured Home Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.829 acres out of NCB 17730 and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 10.380 acres out of NCB 17730.

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

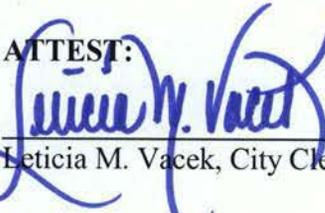
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**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 February 25, 2018.

**PASSED AND APPROVED** this 15<sup>th</sup> day of February 2018.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-9 ( in consent vote: 25, 26, P-1, Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-7, Z-8, P-3, Z-9, Z-10, P-4, Z-11, Z-16, Z-18, P-7, Z-20, Z-21, Z-22, Z-23, Z-24, Z-26, Z-28, P-9, Z-31, Z-32 )						
<b>Date:</b>	02/15/2018						
<b>Time:</b>	02:22:10 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018065 (Council District 2): An Ordinance amending the Zoning District Boundary from "MH AHOD" Manufactured Home Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.829 acres out of NCB 17730 and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 10.380 acres out of NCB 17730, generally located at the southwest corner of Gibbs Sprawl and Walzem Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18018)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
02/15/2018  
Item No. Z-9

# **Exhibit “A”**

Z2018065

**FIELD NOTES  
FOR  
A 1.829 ACRE TRACT**

**KFW**  
SURVEYING

*Commercial*

A **1.829 acre** tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the southwest line of Walzem Road, a variable width right-of-way with a 120.00 foot minimum, at the intersection of the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, for the northeast corner of the 41.32 acre tract and the tract described herein;

**THENCE: S 44°31'40" E**, leaving the south line of Southern Pacific Railroad, along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **107.60 feet** to a point for an angle;

**THENCE: S 57°11'14" E**, continuing along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **214.02 feet** to a point for an angle;

**THENCE: S 64°06'08" E**, continuing along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **90.41 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein;

**THENCE: S 52°11'09" W**, leaving the southwest line of Walzem Road, into and across the 41.32 acre tract, along and with the Ostensible City Limit Line, a distance of **217.49 feet** to a point for the southwest corner of the tract described herein;

**THENCE:** leaving the Ostensible City Limit Line, continuing into and across the 41.32 acre tract the following three (3) courses:

1. **N 64°06'08" W**, a distance of **5.87 feet** to a point for an angle of the tract described herein,
2. **N 57°11'14" W**, a distance of **247.43 feet** to a point for an angle of the tract described herein, and
3. **N 44°31'40" W**, a distance of **151.87 feet** to a point in the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract, for the northwest corner of the tract described herein;

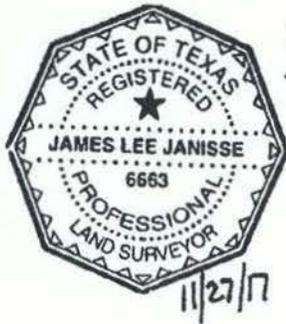
Exhibit "A"

Z2018065

**THENCE: N 52°05'39" E**, along and with the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract and the tract described herein, a distance of **196.31 feet** to the **POINT OF BEGINNING** and containing **1.829 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"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."

Job No.: 17-129  
Prepared by: KFW Surveying  
Date: November 27, 2017  
File: S:\Draw 2017\17-129 Gibbs Sprawl & Walzem Road\DOCS\FN - 1.829 Acres Rezoning Revised 112717



*James Janisse*

Exhibit "A"

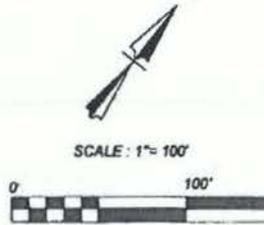
**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.

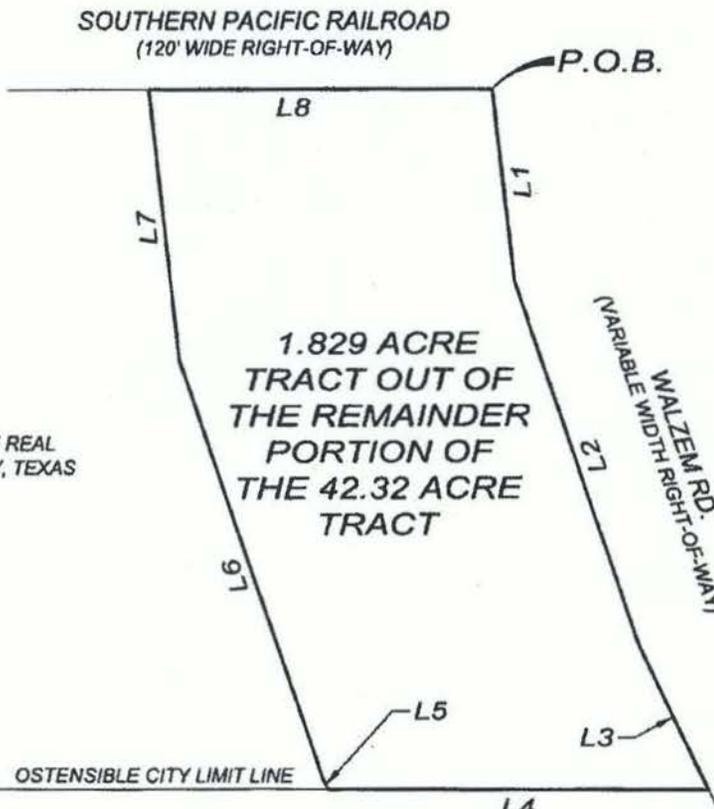
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

ADDRESS: FM 1976 SAN ANTONIO, TX

Line Table		
LINE #	LENGTH	DIRECTION
L1	107.60'	S44°31'40"E
L2	214.02'	S57°11'14"E
L3	90.41'	S64°06'08"E
L4	217.49'	S52°11'09"W
L5	5.87'	N64°06'08"W
L6	247.43'	N57°11'14"W
L7	151.87'	N44°31'40"W
L8	196.31'	N52°05'39"E



**SYMBOL LEGEND**

- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

REMAINDER PORTION OF THE 42.32 ACRE TRACT  
NCB 17730  
CB 5075  
OWNER: COLUMBIA REALTY LIMITED  
(VOL. 6417 PG. 295 O.P.R.)

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*James L. Janisse*  
JAMES L. JANISSÉ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
EMAIL: JJANISSE@KFWENGINEERS.COM  
DATE OF EXHIBIT: 10/30/2017  
PROJECT NO.: 17-129

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12102 PARK 35 CIRCLE BLDG A, SUITE 150 MC COMBUSTION TX 78153 PHONE 512-228-5203 FAX 512-228-5202

**22018065**



**ZONING EXHIBIT OF**

A 1.829 acre tract of land, out of the Josefa Leel Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas.

REVISIONS REVISED BOUNDARY	ISSUE DATE: 11/29/17
JOB NO 17-129	DESIGNER JLJ
DATE 10/30/2017	CHECKED JLJ
DRAWN BY	

SHEET: 1 OF 1

Z2018065



*Residential*

**FIELD NOTES  
FOR  
A 6.438 ACRE TRACT**

A **6.438 acre** tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, the north line of the 41.32 acre tract, for the northeast corner of the tract described herein;

**THENCE:** leaving the south line of Southern Pacific Railroad, into and across the 41.32 acre tract the following four (4) courses:

1. **S 44°31'40" E**, a distance of **151.87 feet** to a point for an angle of the tract described herein,
2. **S 57°11'14" E**, a distance of **247.43 feet** to a point for an angle of the tract described herein,
3. **S 64°06'08" E**, a distance of **5.87 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein, and
4. **S 52°11'09" W**, along and with the Ostensible City Limit Line, a distance of **787.80 feet** to a point in the east line of a 21.163 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 2221, Page 141 of the Official Public Records of Bexar County, Texas, the west line of the 41.32 acre tract, for the southwest corner of the tract described herein;

**THENCE:** **N 36°29'47" W**, leaving the Ostensible City Limit Line, along and with the east line of the 21.163 acre tract, the west line of the 41.32 acre tract, a distance of **388.53 feet** to a point in the south line of the Southern Pacific Railroad, for the northeast corner of the 21.163 acre tract, the northwest corner of the 41.32 acre tract and the tract described herein;

Exhibit "A"

# Z2018065

**THENCE: N 52°05'39" E**, along and with the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract and the tract described herein, a distance of **676.44 feet** to the **POINT OF BEGINNING** and containing **6.438 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

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Date: November 27, 2017  
File: S:\Draw 2017\17-129 Gibbs Sprawl & Walzem Road\DOCS\FN - 6.438 Acres Rezoning Revised 112717



*James Janisse*

11/27/17

Exhibit "A"

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

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LOCATION MAP  
NOT-TO-SCALE

ADDRESS: FM 1976 SAN ANTONIO, TX

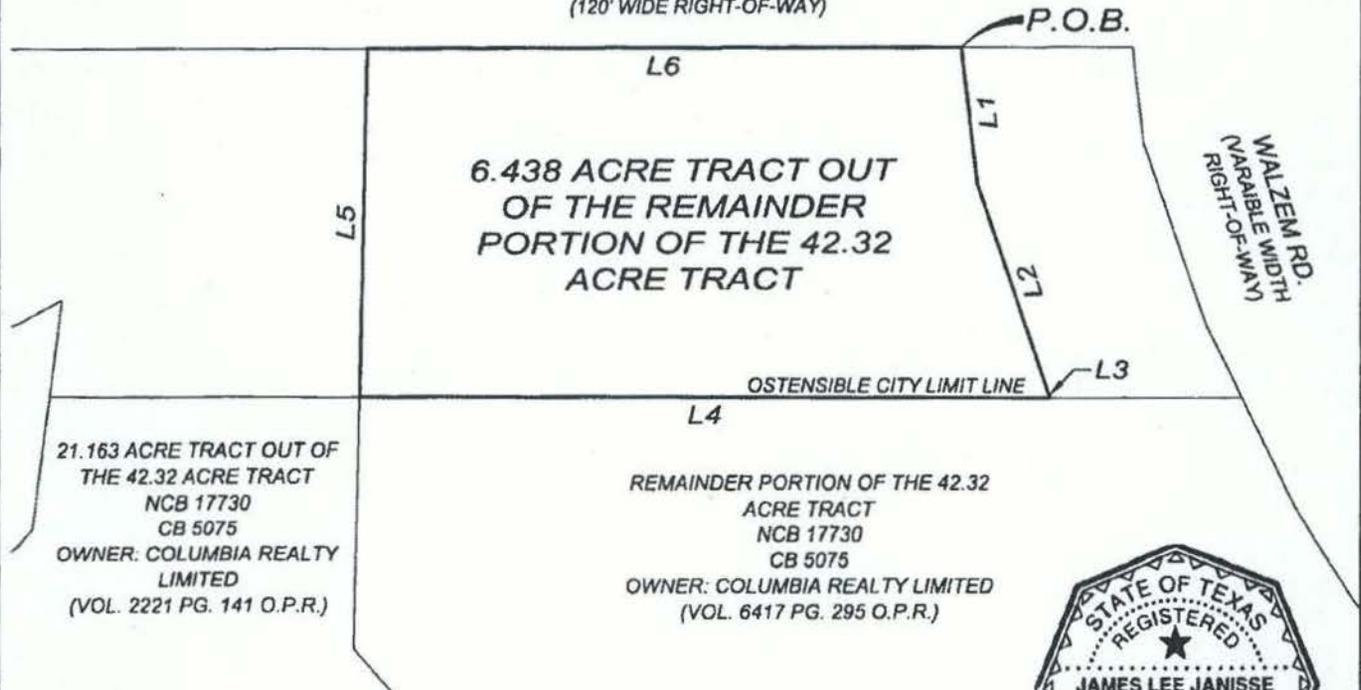
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Line Table		
LINE #	LENGTH	DIRECTION
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L2	247.43'	S57°11'14"E
L3	5.87'	S64°06'08"E
L4	787.80'	S52°11'09"W
L5	388.53'	N36°29'47"W
L6	676.44'	N52°05'39"E

**22018065**

SOUTHERN PACIFIC RAILROAD  
(120' WIDE RIGHT-OF-WAY)



6.438 ACRE TRACT OUT OF THE REMAINDER PORTION OF THE 42.32 ACRE TRACT

21.163 ACRE TRACT OUT OF THE 42.32 ACRE TRACT  
NCB 17730  
CB 5075  
OWNER: COLUMBIA REALTY LIMITED  
(VOL. 2221 PG. 141 O.P.R.)

REMAINDER PORTION OF THE 42.32 ACRE TRACT  
NCB 17730  
CB 5075  
OWNER: COLUMBIA REALTY LIMITED  
(VOL. 6417 PG. 295 O.P.R.)



*James Janisse*  
JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663  
EMAIL: JJANISSE@KFWENGINEERS.COM  
DATE OF EXHIBIT: 10/30/2017  
PROJECT NO.: 17-129



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REVISIONS REVISED BOUNDARY	ISSUE DATE 11/29/2017
JOB NO. 17-129	DESIGNER J.L.J.
DATE 10/30/2017	CHECKED J.L.J.
DRAWN CP	

SHEET: 1 OF 1

Date: Nov 26, 2017, 8:23 AM User: JLC: gprwz File: S:\Show 2017\17-129\_Cuba\_Serial & Roseam Road\US 17-129 DIXON - GDBS SPK\gms

Z2018065



**FIELD NOTES  
FOR  
A 3.942 ACRE TRACT**

*Residential*

A 3.942 acre tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 21.163 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 2221, Page 141 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, for the northwest corner of the remainder of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, the northeast corner of the 21.163 acre tract and the tract described herein;

**THENCE: S 36°29'47" E**, leaving the south line of Southern Pacific Railroad, along and with the west line of the 41.32 acre remainder tract, the east line of the 21.163 acre tract and the tract described herein, a distance of **388.53 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein;

**THENCE: S 52°11'09" W**, leaving the west line of the 41.32 acre remainder tract, into and across the 21.163 acre tract, along and with the Ostensible City Limit Line, a distance of **352.84 feet** to a point in the east line of a 26.591 acre tract as conveyed to Chasewood Homeowners Association Inc. of record in Volume 9571, Page 88 of the Deed and Plat Records of Bexar County, Texas, the west line of the 21.163 acre tract, for the southwest corner of the tract described herein;

**THENCE: N 30°12'38" W**, leaving the Ostensible City Limit Line, along and with the east line of the 26.591 acre tract, the west line of the 21.163 acre tract and the tract described herein, a distance of **108.91 feet** to a point for an interior corner of the tract described herein;

**THENCE: S 24°36'48" W**, along and with the northwest line of the 26.591 acre tract, the southeast line of the 21.163 acre tract and the tract described herein, a distance of **140.03 feet** to a point for a corner of the tract described herein;

**THENCE: N 74°43'12" W**, along and with the northeast line of the 26.591 acre tract, the southwest line of the 21.163 acre tract and the tract described herein, a distance of **70.00 feet** to a point for a corner of the tract described herein;

**THENCE: N 18°58'12" W**, along and with the easterly line of the 26.591 acre tract, the westerly line of the 21.163 acre tract and the tract described herein, a distance of **305.00 feet** to a point in the south line of the Southern Pacific Railroad, for the northeast corner of the 26.591 acre tract, the northwest corner of the 21.163 acre tract and the tract described herein;

Exhibit "A"

22018065

**THENCE: N 52°05'39" E**, along and with the south line of the Southern Pacific Railroad, the north line of the 21.163 acre tract and the tract described herein, a distance of **415.01 feet** to the **POINT OF BEGINNING** and containing **3.942 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

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*James Janisse*

Exhibit "A"

