

AN ORDINANCE 2018-09-06-0693

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 49.664 acres out of NCB 16567 and CB 5089 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

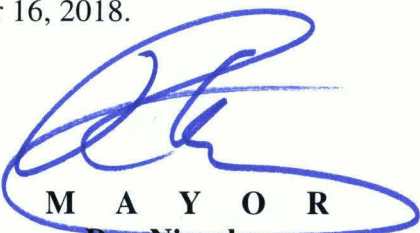
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

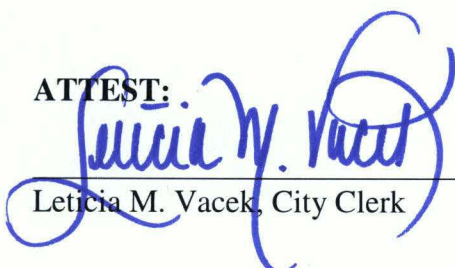
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective September 16, 2018.

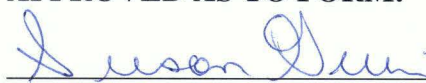
**PASSED AND APPROVED** this 6<sup>th</sup> day of September 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-3 ( in consent vote: 19, Z-1, P-1, Z-2, P-2, Z-3, P-3, Z-4, Z-5, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19 )</b>						
<b>Date:</b>	09/06/2018						
<b>Time:</b>	02:53:47 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018172 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 49.664 acres out of NCB 16567 and CB 5089, generally located at Loop 1604 and IH-10 East along Green Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18052)						
<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  
09/06/2018  
Item No. # Z-3

# **EXHIBIT “A”**





FIELD NOTES FOR

49.664 ACRES OUT OF COUNTY BLOCK 5089, NCB 16567, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE LUKE BUST SURVEY NUMBER 37, ABSTRACT NUMBER 45, BEXAR COUNTY, TEXAS, BEING OUT OF A 160.48 ACRE TRACT IN THE NAME OF COPPERHEAD PROPERTIES, LP AND RECORDED IN VOLUME 15978, PAGE 603 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a found ½" iron rod on the north right of way line of Green Road (80' wide public right of way) having Texas State Plain grid coordinates of N=13,713,533.72 and E=2,190,616.79, South Central Zone, the southeast corner of a 100 acre tract in the name of Aloius A. & Ernestine Lejeski and recorded in Volume 3915, Page 151 of the Deed Records of Bexar County, Texas, the southwest corner of the 160.48 acre tract and of this tract hereof;

THENCE: North 15°30'29" East 2109.44' to an angle point;

THENCE: North 58°22'08" East 434.04' to an angle point;

THENCE: South 53°18'35" East 623.00' to an angle point;

THENCE: South 32°15'38" West 270.00' to an angle point;

THENCE: South 47°20'00" West 840.36' to an angle point;

THENCE: South 14°10'30" West 713.55' to an angle point;

THENCE: South 74°29'31" East 239.87' to an angle point;

THENCE: North 60°59'34" East 440.31' to an angle point;

THENCE: South 74°17'38" East 805.58' to an angle point;

THENCE: South 15°43'38" West 825.61' to the north right of way line of Green Road;

THENCE: North 74°17'38" West 565.80' with the north right of way line of Green Road to a found ½" iron rod;

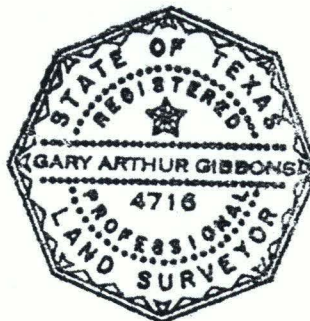
THENCE: North 74°26'16" West 302.60' with the north right of way line of Green Road to a found ½" iron rod;

THENCE: North 74°26'01" West 859.65' with the north right of way line of Green Road to the POINT OF BEGINNING of this 49.664 acre (2,163,648 square feet) tract in San Antonio, 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  
GIBBONS SURVEYING & MAPPING, INC.  
Date: May 11, 2018  
Job No: 18-4981  
Doc I.D.: fn 81 acres Green Rd zoning  
GAG/ps



## Zoning Exhibit

[illegible]Zoning Exhibit

49.664 acres out of County Block 5089, NCB 16567, San Antonio, Bexar County, Texas, being out of the Luke Bust Survey Number 37, Abstract Number 45, Bexar County, Texas, being out of a 160.48 acre tract in the name of Copperhead Properties, LP as recorded in Volume 15978, Page 603 of the Deed Records of Bexar County, Texas.