

AN ORDINANCE

2019-03-07-0208

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 25.425 acres out of NCB 14945 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment District 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.

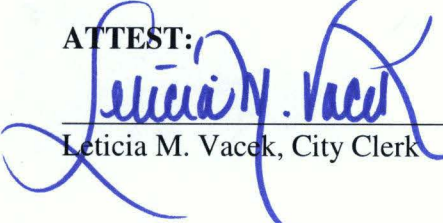
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective March 17, 2019.

PASSED AND APPROVED this 7th day of March 2019.

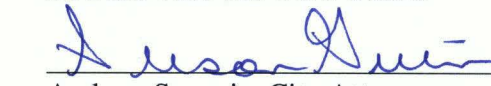

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-12 (in consent vote: 25, 26, P-1, Z-1, Z-2, P-2, Z-3, P-3, Z-4, P-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-5, Z-12)						
Date:	03/07/2019						
Time:	02:18:28 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900076 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900024)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
Art A. Hall	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
03/07/2019
Item No. Z-12

EXHIBIT “A”



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 25.425 acre, or 1,107,500 square feet more or less, tract of land being Lots 1-4, New City Block 14945, Beitel Creek Commercial Subdivision, plat No. 180212, an approved but unrecorded Subdivision, said Lot 1-4 being out of that 55.169 acre tract recorded in Volume 18830, Page 1581 and out of that 433.341 acre tract recorded in Volume 5913, Page 1529, both of the Official Public Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 25.425 acre tract being more fully described as follows:

BEGINNING: At a found ½ inch iron rod at the north end of the cutback line at the east corner of the intersection of Wurzbach Parkway, a variable width public right-of-way, dedicated in Volume 9642, Page 1750 of the Official Public Records of Bexar County, Texas and Thousand Oaks, a variable width public right-of-way;

THENCE: Along and with the southeast right-of-way line of said Wurzbach Parkway, the northwest lines of said Beitel Creek Commercial, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 41°26'07" W, a radius of 1653.47 feet, a central angle of 07°55'37", a chord bearing and distance of N 44°36'04" E, 228.58 feet, for an arc length of 228.76 feet to a point;

N 40°38'16" E, a distance of 215.80 feet to a point;

N 41°47'02" E, a distance of 619.62 feet to a point;

N 35°00'48" E, a distance of 478.18 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 3065.00 feet, a central angle of 11°16'08", a chord bearing and distance of N 29°22'44" E, 601.85 feet, for an arc length of 602.82 feet to a point;

N 23°44'40" E, a distance of 500.39 feet to a point for the northwest corner of said Lot 4;

THENCE: N 89°07'49" E, along and with the north line of said Lot 4, a distance of 191.23 feet to a point for the northeast corner of said Lot 4;

THENCE: Along and with the southeast lines of said Beitel Creek Commercial Subdivision, the following bearings and distances:

S 16°47'25" W, a distance of 175.78 feet to a point;

S 17°53'42" E, a distance of 218.99 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 380.00 feet, a central angle of 34°36'19", a chord bearing and distance of S 00°35'32" E, 226.04 feet, for an arc length of 229.51 feet to a point;

S 16°42'37" W, a distance of 304.84 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 680.00 feet, a central angle of 12°22'00", a chord bearing and distance of S 22°53'37" W, 146.49 feet, for an arc length of 146.77 feet to a point;

S 29°04'37" W, a distance of 308.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 430.00 feet, a central angle of 32°41'09", a chord bearing and distance of S 45°25'12" W, 241.99 feet, for an arc length of 245.30 feet to a point;

S 61°45'46" W, a distance of 373.60 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 720.00 feet, a central angle of 40°06'59", a chord bearing and distance of S 41°42'16" W, 493.88 feet, for an arc length of 504.12 feet to a point;

S 21°38'47" W, a distance of 372.41 feet to a point;

S 49°02'51" W, a distance of 219.95 feet to a point for the south corner of said Lot 1, on the northeast right-of-way line of said Thousand Oaks;

THENCE: Along and with the southwest line of said Lot 1, the northeast right-of-way line of said Thousand Oaks, the following bearings and distances:

Along a non-tangent curve to the right, said curve having a radial bearing of N 34°31'54" E, a radius of 1372.50 feet, a central angle of 04°30'54", a chord bearing and distance of N 53°12'39" W, 108.13 feet, for an arc length of 108.16 feet to a point;

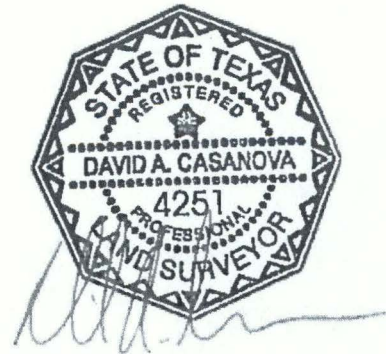
N 45°52'07" W, a distance of 86.29 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 42°39'16" E, a radius of 1367.50 feet, a central angle of 07°35'36", a chord bearing and distance of N 43°32'56" W, 181.10 feet, for an arc length of 181.23 feet to a point;

N 04°24'22" E, a distance of 83.60 feet to the POINT OF BEGINNING, and containing 25.425 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 3633-27 by Pape-Dawson Engineers, Inc.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 5, 2018
JOB NO. 3633-27
DOC. ID. N:\CIVIL\3633-27\Word\3633-27 FNZN-25.425 AC.docx



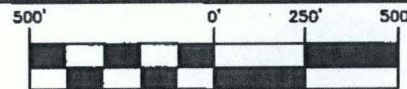


LOCATION MAP

NOT-TO-SCALE

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SCALE: 1" = 500'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1653.47'	7°55'37"	N44°36'04"E	228.58'	228.76'
C2	3065.00'	11°16'08"	N29°22'44"E	601.85'	602.82'
C3	380.00'	34°36'19"	S00°35'32"E	226.04'	229.51'
C4	680.00'	12°22'00"	S22°53'37"W	146.49'	146.77'
C5	430.00'	32°41'09"	S45°25'12"W	241.99'	245.30'
C6	1372.50'	4°30'54"	N53°12'39"W	108.13'	108.16'
C6	720.00'	40°06'59"	S41°42'16"W	493.88'	504.12'
C7	1367.50'	7°35'36"	N43°32'56"W	181.10'	181.23'

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWTH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. "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."

25.425 ACRES
(1,107,500 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°38'16"E	215.80'
L2	N41°47'02"E	619.62'
L3	N35°00'48"E	478.18'
L4	N23°44'40"E	500.39'
L5	N89°07'49"E	191.23'
L6	S16°47'25"W	175.78'
L7	S17°53'42"E	218.99'
L8	S16°42'37"W	304.84'
L9	S29°04'37"W	308.62'
L10	S61°45'46"W	373.60'
L11	S21°38'47"W	372.41'
L12	S49°02'51"W	219.95'
L13	N45°52'07"W	86.29'
L14	N04°24'22"E	83.60'

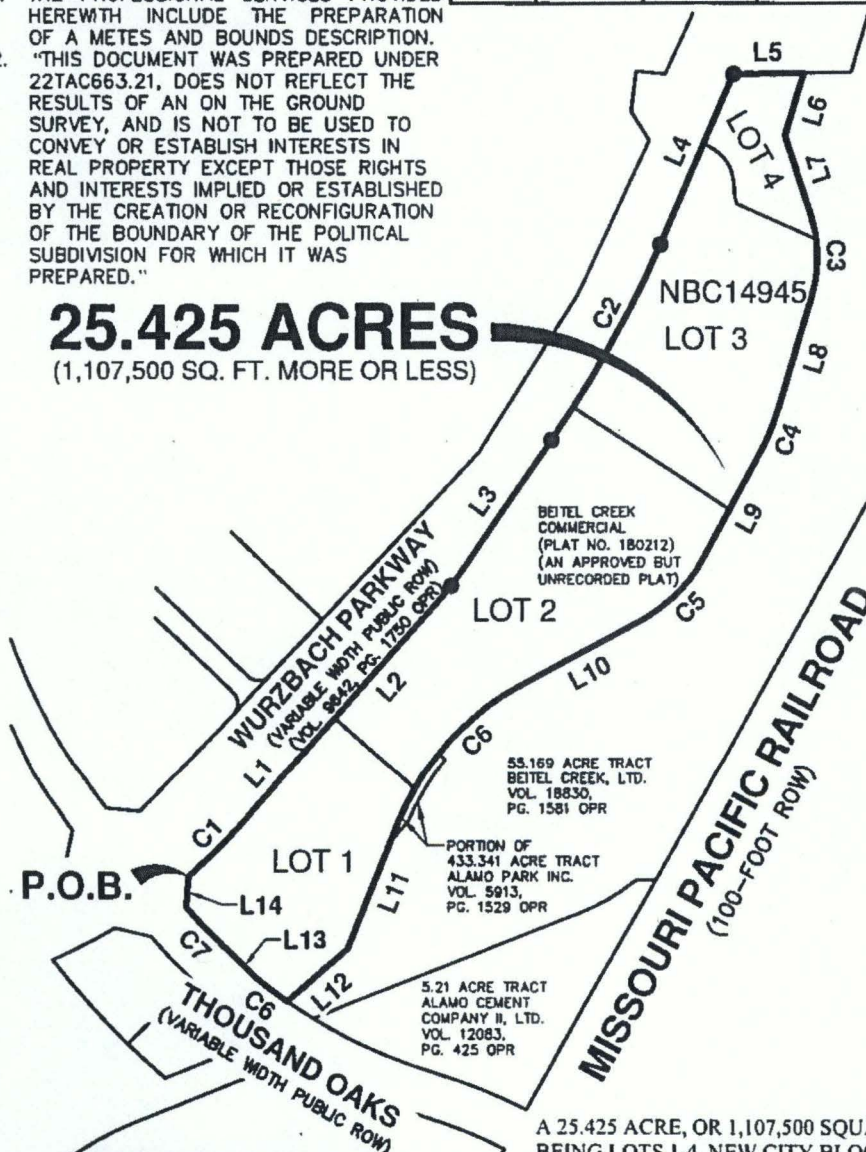


EXHIBIT FOR
ZONING

A 25.425 ACRE, OR 1,107,500 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING LOTS 1-4, NEW CITY BLOCK 14945, BEITEL CREEK COMMERCIAL, PLAT NO. 180212, AN APPROVED BUT UNRECORDED SUBDIVISION, SAID LOT 1-4 BEING OUT OF THAT 55.169 ACRE TRACT RECORDED IN VOLUME 18830, PAGE 1581 AND OUT OF THAT 433.341 ACRE TRACT RECORDED IN VOLUME 5913, PAGE 1529, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800

DECEMBER 5, 2018

SHEET 1 OF 1
JOB No.: 3633-27