

ORDINANCE 2019-05-02-0375

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 11.972 acres out of NCB 8644 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

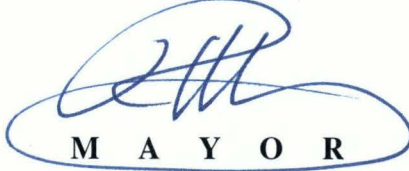
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

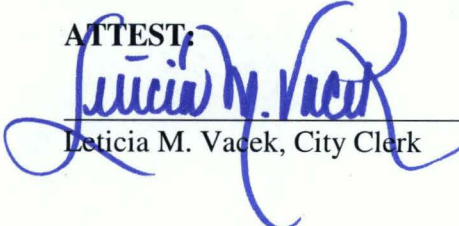
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective May 12, 2019.

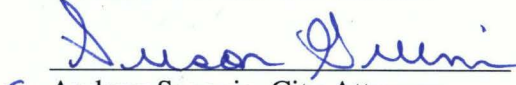
**PASSED AND APPROVED** this 2<sup>nd</sup> day of May, 2019.

  
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-8 ( in consent vote: 25, P-1, Z-1, P-2, Z-3, Z-4, Z-6, Z-7, Z-8, P-3, Z-9 )</b>						
<b>Date:</b>	05/02/2019						
<b>Time:</b>	02:14:23 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700044 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 11.972 acres out of NCB 8644, generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway. Staff and Zoning Commission recommend Approval.						
<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	
Art A. Hall	District 2		x				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				
Clayton H. Perry	District 10		x				

# **EXHIBIT “A”**



**PFEIFFER LAND SURVEYING**

918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385

**FIELD NOTES FOR AN 11.972 ACRE TRACT OF LAND**

Being an **11.972 acre** tract of land out of Lot 18, NCB 8644, Bittersweet Subdivision, City of San Antonio recorded in Volume 9520, Page 14, Plat Records, Bexar County, Texas, (including a possible remaining portion of a right-of-way dedication to the City of San Antonio, Texas) said **11.972 acre** tract also being all of that certain 11.98 acre tract of land recorded in Book 19064, Pages 798-801, Official Public Records, Bexar County, Texas, said 11.972 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found with a yellow "BMB INC." plastic cap in the southwest right-of-way line of Wurzbach Parkway for the east corner of the herein described tract, said point also being at the east corner of the above referenced 11.98 acre tract and in the southeast line of the above referenced Lot 18;

Thence, departing the southwest right-of-way line of Wurzbach Parkway with the southeast line of said 11.98 acre tract and the southeast line of said Lot 18, **South 40 degrees 54 minutes 53 seconds West**, at 558.88 feet passing a 1" iron rod found and continuing a total distance of **579.14 feet** to a 1" iron rod found for the south corner of the herein described tract, said point also being at the south corner of said 11.98 acre tract, the south corner of Lot 18 and the east corner of that certain 9.804 acre tract of land recorded in Volume 8385, Page 1676, Official Public Records, Bexar County, Texas;

Thence, with the southwest line of said 11.98 acre tract, the southwest line of said Lot 18 and the northeast line of said 9.804 acre tract, **North 49 degrees 07 minutes 09 seconds West**, at 21.31 feet passing a 1" iron rod found and continuing a total distance of **947.51 feet** to a ½" iron rod found in the southeast right-of-way line of Jones Maltsberger Road for the west corner of the herein described tract, said point also being at the west corner of said 11.98 acre tract and bears South 49 degrees 07 minutes 09 seconds East, a distance of 10.00 feet from a ½" iron rod found at the west corner of said Lot 18 and the north corner of said 9.804 acre tract;

Thence, in part with the southeast right-of-way line of Jones Maltsberger Road, in part with the southwest right-of-line of Wurzbach Parkway and multiple northwesterly and northeasterly lines of said 11.98 acre tract, the following seven (7) courses and distances:

**North 40 degrees 23 minutes 17 seconds East**, a distance of **384.81 feet** to a found Texas Department of Transportation brass disc right-of-way monument;

**North 55 degrees 16 minutes 57 seconds East**, a distance of **88.52 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

**North 85 degrees 31 minutes 36 seconds East**, a distance of **84.66 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

**South 52 degrees 33 minutes 39 seconds East**, a distance of **449.06 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

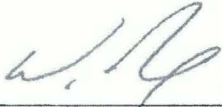
**South 51 degrees 17 minutes 55 seconds East**, a distance of **163.45 feet** to a ½" iron rod found;

**South 52 degrees 26 minutes 36 seconds East**, a distance of **230.85 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap at the beginning of a curve;

and around a curve in a counterclockwise direction having a central angle of **01 degrees 31 minutes 55 seconds**, an arc distance of **27.68 feet**, a radius of **1035.10 feet** and a chord that bears **South 52 degrees 52 minutes 47 seconds East**, a distance of **27.68 feet** to the **Point of Beginning** containing **11.972 acres** of land.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A survey drawing of the above described tract was prepared.



  
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Wes Rexrode  
Registered Professional Land Surveyor No. 6001  
Job Number: 151-18 (11.972 Acre Tract)