

ORDINANCE 2017-05-04-0313

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.

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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 85.34 acres out of NCB 18288 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "TOD AHOD" Transit Oriented Development 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.

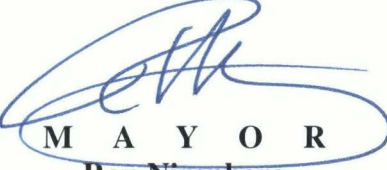
SECTION 3. The City council approves this Transit Oriented Development (TOD) so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective May 14, 2017.


PASSED AND APPROVED this 4th day of May, 2017.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

Agenda Item:	Z-13						
Date:	05/04/2017						
Time:	02:17:33 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017078 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.083 acres out of NCB 15825, located in the 5000 block of Beckwith Boulevard. Staff and Zoning Commission recommend Approval with Conditions.						
Result:	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				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



**FIELD NOTES
FOR
AN 85.34 ACRE TRACT**

An **85.34 acre** tract of land situated in the City of San Antonio, New City Block 18288, out of the Elizabeth Plunkett Survey No. 72, Abstract 573, County Block 4433, Bexar County, Texas and being a portion of a called 59.366 acre tract of land as conveyed to VIA Metropolitan Transit of record in Volume 6267 Page 1215 of the Official Public Records of Bexar County, Texas, all of a called 1.573 acre tract of land as conveyed to VIA Metropolitan Transit of record in Volume 10002 Page 1316 of the Official Public Records of Bexar County, Texas, all of a called 14.10 acre tract of land as conveyed to Persyn-San Antonio, LLC., of record in Volume 11893 Page 881 of the Official Public records of Bexar County, Texas, all of a called 7.871 acre tract of land as conveyed to Kim Dai Thi Nguyen and Kim Hong Thi Nguyen of record in Volume 12688 Page 1080 of the Official Public Records of Bexar County, Texas and all of Lots 11 and 12, New City Block 18288 of the Cenizo Northwest Subdivision Plat of record in Volume 9567 Page 166 of the Deed and Plat Records of Bexar County, Texas and being conveyed to Potranco-Military-LLC., of record in Volume 12538 Page 655 of the Official Public Records of Bexar County, Texas. Said **85.34 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwest right-of-way line of F.M. 1957, a.k.a. Potranco Road, a 120' wide public right-of-way, for the southeast corner of a called 4.396 acre tract of land as conveyed to Filiberto Gonzales of record in Volume 5748 Page 407 of the Official Public Records of Bexar County, Texas, for the southwest corner of said 7.871 acre tract and the tract described herein, from which a found Texas Department of Transportation Type II right-of-way monument for a cutback in the northwest right-of-way line of Potranco Road with the intersection of the northeast right-of-way line of S.H. 151 bears, S 66° 07' 30" W, a distance of 4858.69 feet;

THENCE: N 24° 51' 56" W, departing the northwest right-of-way line of Potranco Road and along and with the common line between said 4.396 acre tract and said 7.871 acre tract, a distance of **1163.40 feet** to a point in the southerly line of said 14.10 acre tract, for the northwest corner of said 7.871 acre tract, the northeast corner of said 4.396 acre tract and an interior corner of the tract described herein, from which a found 1" iron pipe for the northeast corner of said 7.871 acre tract and an interior corner of said 59.366 acre tract bears, N 66° 05' 19" E, a distance of 444.56 feet and also from which a found ¾" iron rod bears, S 09° 16' 16" E, a distance of 0.45 feet;

THENCE: S 66° 05' 19" W, along and with the southerly line of said 14.10 acre tract and the northwesterly lines of said 4.396 acre tract, a called 2.691 acre tract of land as conveyed to Filiberto Gonzales of record in Volume 5748 Page 407 of the Official Public Records of Bexar County, Texas and a 4.907 acre tract of land as conveyed to Gopal Krupa Holdings, Ltd., of record in Volume 14076 Page 928 of the Official Public Records of Bexar County, Texas, a distance of **386.44 feet** to a point for the southwest corner of said 14.10 acre tract, the southeast corner of a called 4.768 acre Variable Width Private Drainage Esm't as shown on the Estonia Subdivision Unit 1 Plat of record in Volume 9578 Pages 57-65 of the Deed and Plat Records of Bexar County, Texas and a southwest exterior corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "DRE" for the southwest corner of said 4.768 acre Esm't bears, S 66° 05' 19" W, a distance of 300.05 feet;

THENCE: N 24° 56' 27" W, along and with the common line between said 14.10 acre tract and said 4.768 acre Esm't, a distance of **701.95 feet** to a point in the southeast right-of-way line of Ingram Road, an 86' wide public right-of-way, as shown on the Estonia Subdivision Unit 5R Plat of record in Volume 9624 Pages 109-110 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of said 4.768 acre Esm't, a westerly exterior corner of said 14.10 acre tract and the tract described herein, from which a found ½" iron rod with a plastic cap stamped "DRE" in the southeast right-of-way line of Ingram Road and for the northwest corner of said 4.768 acre Esm't bears, S 62° 24' 31" W, a distance of 300.32 feet;

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THENCE: N 62° 24' 31" E, along and with the common line between Ingram Road and the 14.10 acre tract at a distance of 160.66 feet passing the easterly corner of Ingram Road as shown on said Estonia Unit 5R Plat and a southwest exterior corner of Military Drive West, an 86' wide public right-of-way as shown on the Estonia Subdivision Unit 1A of record in Volume 9578 Pages 87, 90-91 of the Deed and Plat Records of Bexar County, Texas and continuing along and with the common line between the 14.10 acre tract and said Military Drive West, for a total distance of **179.04 feet** to a point for a point of curvature of the tract described herein;

THENCE: Continuing along and with the common line between the 14.10 acre tract and Military Drive West, the following seven (7) courses:

1. With a curve to the right having a radius of **25.00 feet**, an arc length of **37.65 feet**, a delta angle of **086° 16' 57"** and a chord bears, **S 74° 26' 53" E**, a distance of **34.19 feet** to a found ½" iron rod with a plastic cap stamped "DRE" for a point of non-tangency of the tract described herein,
2. **N 64° 47' 00" E**, a distance of **86.55 feet** to a found ½" iron rod with a plastic cap stamped "DRE" for a point of curvature of the tract described herein,
3. With a non-tangent curve to the right having a radius of **25.00 feet**, an arc length of **41.24 feet**, a delta angle of **094° 30' 47"** and a chord bears, **N 15° 09' 06" E**, a distance of **36.72 feet** to a found ½" iron rod with a plastic cap stamped "DRE" for a point of non-tangency of the tract described herein,
4. **N 26° 38' 37" W**, a distance of **86.01 feet** to a point for a point of curvature of the tract described herein, from which a found ½" iron rod bears, **N 60° 53' 31" E**, a distance of 0.30 feet;
5. With a non-tangent curve to the right having a radius of **25.00 feet**, an arc length of **40.45 feet**, a delta angle of **092° 42' 18"** and a chord bears, **N 71° 13' 58" W**, a distance of **36.18 feet** to a point of non-tangency of the tract described herein,
6. **N 24° 52' 26" W**, a distance of **335.77 feet** to a point of curvature of the tract described herein, and
7. With a curve to the left having a radius of **743.00 feet**, an arc length of **148.29 feet**, a delta angle of **011° 26' 06"** and a chord bears, **N 30° 35' 29" W**, a distance of **148.04 feet** to a point for the south corner of a 60' Drainage R.O.W. as shown on said Estonia Subdivision Unit 1 Plat, the northwest corner of said 14.10 acre tract and for a point of non-tangency of the tract described herein;

THENCE: N 43° 11' 44" E, departing the northeast right-of-way line of Military Drive West and along and with the northwesterly line of said 14.10 acre tract and the southeast lines of said 60' Drainage R.O.W., a 125' Drainage R.O.W. and an 80' Drainage R.O.W., all of said Estonia Subdivision unit 1 Plat, a distance of **339.15 feet** to a point for the southeast corner of said 80' Drainage R.O.W., in the westerly line of a Drain Esm't. as shown on the Doral Subdivision Unit 5 Plat of record in Volume 8700 Pages 195-197 of the Deed and Plat Records of Bexar County, Texas, for the most northerly corner of said 14.10 acre tract and a north exterior corner of the tract described herein;

THENCE: S 24° 56' 44" E, along and with the common line between the 14.10 acre tract and the Drain Esm't. as shown on the Doral Subdivision Unit 5 Plat, a distance of **109.84 feet** to a point for the northwest corner of said 59.366 acre tract, an angle in the east line of the 14.10 acre tract and for an interior corner of the tract described herein;

THENCE: N 44° 00' 27" E, along and with the northwest line of the 59.366 acre tract, a distance of **605.87 feet** to a found ½" iron rod for an easterly exterior corner of said Drain Esm't as shown on the Doral Subdivision Unit 5 Plat, for the south corner of a 100' Drainage R.O.W. as shown on the Doral Subdivision Unit 6 Plat of record in Volume 8700 Page 198 of the Deed and Plat Records of Bexar County, Texas, a point of curvature of the 59.366 acre tract and the tract described herein;

THENCE: Along and with said 100' Drainage R.O.W. as shown on the Doral Subdivision Unit 6 Plat and the northwest lines of the 59.366 acre tract, the following two (2) courses:

1. With a curve to the right having a radius of **2130.00 feet**, an arc length of **152.69 feet**, a delta angle of **004° 06' 26"** and a chord bears, **N 50° 58' 35" E**, a distance of **152.66 feet** to a found ½" iron rod with a plastic cap stamped "Pape Dawson" for a point of tangency of the tract described herein, and
2. **N 53° 01' 48" E**, a distance of **340.57 feet** to a found ½" iron rod with a plastic cap stamped "Pape Dawson" for the east corner of said 100' Drainage R.O.W. as shown on the Doral Subdivision Unit 6 Plat, the south corner of a Drain Esm't. as shown on the Doral Subdivision Unit 5 Plat, a north exterior corner of the 59.366 acre tract and the tract described herein;

THENCE: **N 69° 42' 36" E**, along and with said Drain Esm't. as shown on the Doral Subdivision Unit 5 Plat and the northwest line of the 59.366 acre tract, a distance of **166.22 feet** to a found ½" iron rod in the west line of a Lift Station R.O.W., Block 6, N.C.B. 18288, as shown on the Crown Meadows Unit – 3 Subdivision Plat of record in Volume 9532 Pages 221-223 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the 59.366 acre tract and the tract described herein;

THENCE: **S 24° 53' 45" E**, along and with the northeast line of the 59.366 acre tract and the southwest line of said Block 6, the southwest line of Ingram Road, an 86' wide public right-of-way, and Block 7, all of said Crown Meadows Unit – 3 Subdivision, a distance of **1671.79 feet** to a found ½" iron rod for the south corner of said Block 7, for an angle in the northwest line of Lot 12, Block 105, N.C.B. 18288 of the Crown Ridge Terrace, Unit 1 Subdivision Plat of record in Volume 9512 Page 222 of the Deed and Plat Records of Bexar County, Texas, for an easterly exterior corner of the 59.366 acre tract and the tract described herein;

THENCE: **S 66° 08' 56" W**, along and with the common line between the 59.366 acre tract and said Lot 12, a distance of **78.03 feet** to a found ½" iron rod with a plastic cap stamped "TX LS5401" for the northwest corner of Lot 12, the northeast corner of said 1.573 acre tract and an interior corner of the tract described herein, from which a found ½" iron rod for the northwest corner of said 1.573 acre tract and an interior corner of the 59.366 acre tract bears, **S 66° 08' 56" W**, a distance of **201.48 feet**;

THENCE: **S 24° 39' 22" E**, along and with the common line between said Lot 12 and the 1.573 acre tract, a distance of **341.17 feet** to a found ½" iron rod for the southeast corner of the 1.573 acre tract, the northeast corner of Lot 2, N.C.B. 18289 of the SWBTC-Potranco Subdivision Plat of record in Volume 9555 Page 13 of the Deed and Plat Records of Bexar County, Texas and an easterly exterior corner of the tract described herein;

THENCE: **S 65° 59' 40" W**, along and with the common line between the 1.573 acre tract and said Lot 2, at a distance of **199.77 feet** passing the southwest corner of the 1.573 acre tract, and continuing along and with northwest line of said Lot 2, for a total distance of **399.99 feet** to a found ½" iron rod for the northwest corner of said Lot 2 and an interior corner of the tract described herein;

THENCE: **S 24° 55' 19" E**, along and with the southwest line of said Lot 2, at a distance of **342.46 feet** passing a found ½" iron rod for an interior corner of the 59.366 acre tract, a westerly exterior corner of said Lot 2 and the northwest corner of the remainder of Lot 1 of the Falbo Subdivision of record in Volume 9511 Page 138 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod for an interior corner of said Lot 2 and the northeast corner of said Lot 1 bears, **N 66° 04' 11" E**, a distance of **100.00 feet**, and continuing along and with the common line between said Lot 1 and the 59.366 acre tract, for a total distance of **822.10 feet** to a found ½" iron rod in the northwest right-of-way line of Potranco Road, for the southwest corner of the remaining portion of said Lot 1 as conveyed to Douglas and Maria Hatton of record in Volume 6071 Page 305 of the Official Public records of Bexar County, Texas, for the southeast corner of the 59.366 acre tract and the tract described herein, from which a found ½" iron rod with a plastic cap stamped "MBC" in the northwest right-of-way line of Potranco Road and for the southeast corner of a called 8.205 acre tract of land as conveyed to Dymaxion 190, LLC., of record in Volume 18088 Page 1281 of the Official Public Records of Bexar County, Texas bears, **N 66° 07' 30" E**, a distance of **1035.73 feet**;

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THENCE: S 66° 07' 30" W, along and with the northwest right-of-way line of Potranco Road and the southeast lines of the 59.366 acre tract, said Lots 11 and 12 of the Cenizo Subdivision and the 7.871 acre tract, a distance of **933.28 feet** to the **POINT OF BEGINNING** and containing **85.34 acres**, more or less, in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"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.: 17-008
Prepared by: KFW Surveying
Date: February 14, 2017
File: S:\Draw 2017\17-008 The Square @ Potranco\DOCS\FN 85.34 ACRES - Rezoning



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EXHIBIT B

