

AN ORDINANCE 2016-08-04-0567

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 15.201 acres of land out of NCB 10596 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "L AHOD" Light 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.

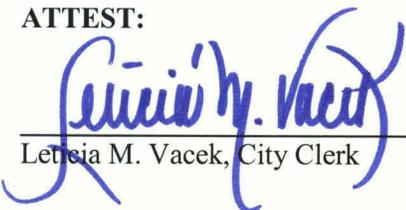
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective the 14<sup>th</sup> day of August 2016.

**PASSED AND APPROVED** this 4<sup>th</sup> day of August 2016.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-8 ( in consent vote: 31, 32, 33, P-2, Z-2, Z-5, P-3, Z-7, P-4, Z-8, Z-9, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, Z-19, Z-20, P-6, Z-22, Z-23, Z-24, P-7, Z-25, Z-26, Z-27 )						
<b>Date:</b>	08/04/2016						
<b>Time:</b>	02:11:07 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016157 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 15.201 acres out of NCB 10596, located in the 1400 Block of Springfield Road at Binz-Engleman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16044)						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

# TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290  
TBPLS Firm No. 10164600

## FIELD NOTES FOR 15.201 ACRES OF LAND

**BEING** 15.201 acres of land out of NEW CITY BLOCK No. 10596 and the J.W. GARRITY SURVEY No. 19, ABSTRACT No. 848, Bexar County, Texas, said 15.201 acres being the same DOLORES HERNANDEZ VALVERDE 15.217 acre tract recorded in Volume 17125, Page 113, Official Public Records of Bexar County, Texas, (OPRBCT) (R1), said 15.201 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" rebar with no identification for a southwestern corner of this tract on the eastern ROW of SPRINGFIELD ROAD (50' Public ROW) and the northern ROW of BINZ-ENGLEMAN ROAD (60' Public ROW);

**THENCE** along the western boundary of this tract, the eastern ROW of SPRINGFIELD ROAD the following courses and distances:

1. North 09°46'31" East for 899.67 feet (North 10°14'10" East for 899.62 feet, R1) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an angle point of this tract;
2. North 00°35'55" West for 357.25 feet (North 00°08'16" West for 357.23 feet, R1) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northwest corner of this tract,

**THENCE** North 64°42'20" East (North 65°10'55" East, R1) along the northern boundary of this tract, the southern ROW of F.M. 78, the southern boundary of the REPLAT OF THE SPRINGFIELD COMMERCIAL SUBDIVISION, UNIT 1 recorded in Volume 9539, Page 106, Deed and Plat Records, Bexar County, Texas, (DPRBCT), the southern boundary of the MICHAEL S. CORRIGAN 1.195 acre tract recorded in Volume 13532, Page 1209, OPRBCT, at a distance of 3.51 feet passing through a found 1/2" rebar for the cutback ROW of F.M. 78 and the southwest corner of LOT 11, BLOCK 1, N.C.B. 10596 of said REPLAT OF THE SPRINGFIELD COMMERCIAL SUBDIVISION and at an additional distance of 342.09 feet passing through a found 1/2" rebar with plastic cap stamped "MBC Engineering" for the southeast corner of LOT 12, BLOCK 1, N.C.B. 10596 of said REPLAT OF THE SPRINGFIELD COMMERCIAL SUBDIVISION, the southwest corner of said CORRIGAN 1.195 acre tract, for a total distance of 517.82 feet (517.90 feet, R1) to a 1/2" rebar with no identification for the northeast corner of this tract, the northwest corner of LOT 24, BLOCK 13 of the SPRINGFIELD MANOR SUBDIVISION, UNIT 4 recorded in Volume 6700, Page 229, DPRBCT and a corner of the city boundary between the CITY OF SAN ANTONIO and the CITY OF KIRBY;

**THENCE** South 25°14'34" East for 86.93 feet (South 24°38'40" East for 87.10 feet, R1) along an eastern boundary of this tract, a western boundary of said SPRINGFIELD MANOR SUBDIVISION, UNIT 4, an eastern boundary of the CITY OF SAN ANTONIO, a western boundary of the CITY OF KIRBY to a found 1/2" rebar with no identification for an angle point of this tract and LOT 23, BLOCK 13 of said SPRINGFIELD MANOR SUBDIVISION, UNIT 4;

**THENCE** South 04°58'38" West for 498.83 feet (South 05°24'28" West for 498.71 feet, R1) continuing along the eastern boundary of this tract, a western boundary of said SPRINGFIELD MANOR SUBDIVISION, UNIT 4, an eastern boundary of the CITY OF SAN ANTONIO, a western boundary of the CITY OF KIRBY to a found 1/2" rebar with no identification for an angle point of this tract and LOT 15, BLOCK 13 of said SPRINGFIELD MANOR SUBDIVISION, UNIT 4;

**THENCE** South 09°44'27" West for 1005.42 feet (South 10°14'10" West for 1005.36 feet, R1) continuing along the eastern boundary of this tract, a western boundary of said SPRINGFIELD MANOR SUBDIVISION, UNIT 4, the western boundary of SPRINGFIELD MANOR SUBDIVISION, UNIT 2, recorded in Volume 6500, Page 175, DPRBCT, an eastern boundary of the CITY OF SAN ANTONIO, a western boundary of the CITY OF KIRBY to a found 1/2" rebar with no identification for the southeast corner of this tract, the southwest corner of LOT 1, BLOCK 13 of said SPRINGFIELD MANOR SUBDIVISION, UNIT 2 on the northern ROW of BINZ-ENGLEMAN ROAD;

**THENCE** along the southern boundary of this tract, the northern ROW of BINZ-ENGLEMAN ROAD the following courses and distances:

1. North 80°11'12" West for 421.84 feet (North 79°45'50" West for 421.84 feet, R1) to a found 1/2" rebar with no identification for a southwest corner of this tract and a point of curvature;
2. Northwesterly for 39.64 feet (39.26 feet, R1) along a curve to the right (R=25.00',  $\Delta=90^{\circ}51'04''$ , CB=North 36°16'31" West, CH=35.62) to a found 1/2" rebar with no identification for a southwest corner of this tract;
3. North 78°50'57" West for 4.21 feet (North 79°45'50" West for 4.99, R1) feet to the **POINT OF BEGINNING**.

**CONTAINING:** 15.201 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 28, 2016 from which an exhibit was prepared.

A handwritten signature in black ink, appearing to read "R. S. Rugloski", written over a horizontal line.

Robert S. Rugloski, RPLS #6002  
Job #11601271 (DAK/RSR) | May 10, 2016