

AN ORDINANCE 2014-01-16-0037

**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 29.035 acres out of NCB 8786 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "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 January 26, 2014.

**PASSED AND APPROVED** this 16th day of January 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vaccaro, City Clerk

**APPROVED AS TO FORM:**

  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-10 ( in consent vote: Z-2, P-3, Z-9, P-4, Z-10, Z-12, Z-13, Z-14, Z-15, Z-17 )</b>
<b>Date:</b>	01/16/2014
<b>Time:</b>	02:14:48 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014046 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 29.035 acres out of NCB 8786 located at 4503, 4531 & 4719 South Zarzamora Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14012)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				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				
Joe Krier	District 9		x				
Carlton Soules	District 10		x				



FIELD NOTES  
FOR

A 29.035 acre, or 1,264,786 square feet more or less, tract of land being comprised of all of Lot 1, Block 6 of Zarzamora Service Center Subdivision recorded in Volume 9523, Page 159 in the Deed and Plat Records of Bexar County, Texas, and all of the remaining portion of the 30.00 acre tract conveyed to the City of San Antonio by instrument recorded in Volume 4891, Page 214 in the Deed Records of Bexar County, in New City Block (N.C.B.) 8786 of the City of San Antonio, Bexar County, Texas. Said 29.035 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found ½" iron rod with cap (RPLS 4020) on the west right-of-way line of South Zarzamora Street, a 100-foot right-of-way and the east line of said 30.00 acre tract, at the southeast corner of the 1.033 acre tract conveyed to Bexar County Hospital District D/B/A University Health System recorded in Volume 15211, Page 2251 in the Official Public Records of Bexar County, Texas;

THENCE: S 05°57'03" W, along and with the west right-of-way line of said Zarzamora Street and the east line of said 30.00 acre tract and the east line of said Lot 1, a distance of 1062.73 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southeast corner of said Lot 1 and the northeast corner of the Resubdivision Plat of Tract F, N.C.B. 8786, from which a found ½" iron rod on the west right-of-way line of said Zarzamora, at an angle point of said Tract F bears S 05°58'32" W, a distance of 155.84 feet;

THENCE: N 84°09'34" W, along and with the south line of said Lot 1, the south line of said 30.00 acre tract and the north line of said Tract F, a distance of 618.37 feet to a found concrete nail, at the northwest corner of said Tract F and the most easterly northeast corner of the 16.129 acre tract conveyed to America CAN! by instrument recorded in Volume 13991, Page 1346 in the Official Public Records of Bexar County, Texas;

THENCE: N 84°20'25" W, along and with the south line of said 30.00 acre tract and the north line of said 16.129 acre tract, a distance of 382.88 feet to a found ½" iron rod with cap (Vickrey), at the southwest corner of said 30.00 acre tract and an angle corner of said 16.129 acre tract;

THENCE: N 05°58'34" E, along and with the west line of said 30.00 acre tract and the east line of said 16.129 acre tract, a distance of 443.98 feet to a found ½" iron rod, at the most northerly northeast corner of said 16.129 acre tract and the southeast corner of the 10.00 acre tract conveyed to VHS San Antonio Partners, L.P. by instrument recorded in Volume 9768, Page 2099 in the Official Public Records of Bexar County, Texas;

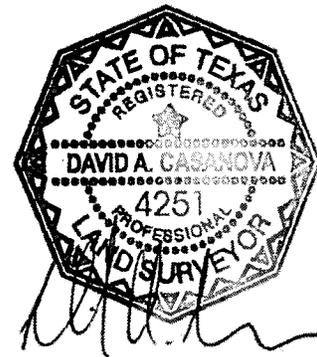
THENCE: N 06°04'46" E, along and with the west line of said 30.00 acre tract and the east line of said 10.00 acre tract, a distance of 867.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the south right-of-way line of Culberson Avenue, a 50-foot right-of-way per the subdivision plat of Burkeshire Addition recorded in Volume 2222, Page 13 in the Deed and Plat Records of Bexar County, Texas and the City of San Antonio Engineer's Map No. 8, at the northwest corner of said 30.00 acre tract and the northeast corner of said 10.00 acre tract;

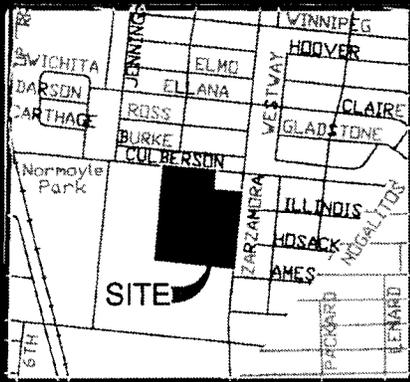
THENCE: S 84°15'11" E, along and with the south right-of-way line of said Culberson Avenue and the north line of said 30.00 acre tract, a distance of 810.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 06°10'54" W, at a distance of 10.29 feet passing a found ½" iron rod with cap (RPLS 4020), at the northwest corner of said 1.033 acre tract, continuing along and with the west line of said 1.033 acre tract, a total distance of 248.05 feet to found ½" iron rod, at the southwest corner of said 1.033 acre tract;

THENCE: S 83°58'16" E, along and with the south line of said 1.033 acre tract, a distance of 189.28 feet to the POINT OF BEGINNING, and containing 29.035 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9309-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: October 8, 2013  
JOB NO. 9309-13  
DOC. ID.N:\Survey13\13-9300\9309-13\Word\9309-13FN.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





**LOCATION MAP**  
MAPSCO MAP GRID: 649F3  
NOT-TO-SCALE

**LEGEND:**

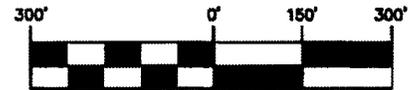
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;



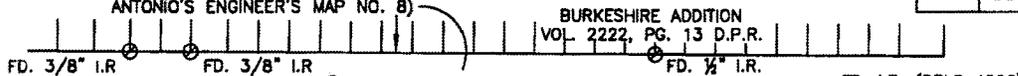
1 inch = 300'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°10'54"W	248.05'
L2	S83°58'16"E	189.28'

**CULBERSON AVENUE**

(50' R.O.W. PER CITY OF SAN ANTONIO'S ENGINEER'S MAP NO. 8)



10.00 ACRES  
VHS SAN ANTONIO  
PARTNERS, L.P.  
VOL. 9768, PG. 2099 O.P.R.  
ZONED R6

N06°04'46"E  
867.31'

REMAINING PORTION OF  
30.00 ACRES  
THE CITY OF SAN ANTONIO  
VOL. 4891, PG. 214 D.R.  
ZONED R6  
N.C.B. 8786

**29.035 ACRES**  
(1,264,786 SQUARE FEET  
MORE OR LESS)

16.129 ACRES  
AMERICA CANI  
VOL. 13991, PG. 1346 O.P.R.  
ZONED R6

N05°58'34"E  
443.98'

LOT 1, BLOCK 6  
ZARZAMORA SERVICE CENTER  
SUBDIVISION ZONED R6  
N.C.B. 8786

**POB**

1.033 ACRES  
BEXAR COUNTY HOSPITAL DISTRICT  
D/B/A UNIVERSITY HEALTH SYSTEM  
VOL. 15211, PG. 2251 O.P.R.  
ZONED R6

**SOUTH ZARZAMORA STREET**  
(100' R.O.W.)

FD. I.R. (RPLS 4020)

N84°20'25"W  
382.88'

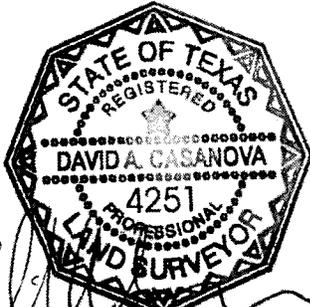
N84°09'34"W  
618.37'

S5°58'32"W  
155.84'

RESUBDIVISION PLAT OF  
TRACT F  
N.C.B. 8786  
VOL. 4600, PG. 238 M.P.R.  
ZONED C1

ZONING EXHIBIT  
OF

A 29.035 acre, or 1,264,786 square feet more or less, tract of land being comprised of all of Lot 1, Block 6 of Zarzamora Service Center Subdivision recorded in Volume 9523, Page 159 in the Deed and Plat Records of Bexar County, Texas, and all of the remaining portion of the 30.00 acre tract conveyed to the City of San Antonio by instrument recorded in Volume 4891, Page 214 in the Deed Records of Bexar County, in New City Block (N.C.B.) 8786 of the City of San Antonio, Bexar County, Texas.



**PAPE-DAWSON ENGINEERS**

555 EAST PANNEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-09

OCTOBER 8, 2013

SHEET 1 OF 1  
JOB No.: 9309-13