SG/cla
11/06/2014
Z-13

CASE NO. Z2014240

AN ORDINANCE 2014-11-06-0882

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 48.708 acres out of County Block 4136 from "I-1" General Industrial District to "I-2" Heavy Industrial 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 November 16, 2014.

PASSED AND APPROVED this 6th day of November 2014.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	**Z-13 (in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23)**
Date:	11/06/2014
Time:	02:13:28 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014240 (District 3): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "I-2" Heavy Industrial District on 48.708 acres out of County Block 4136 located on a portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81). Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				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	

Z2014240

THE STATE OF TEXAS:
COUNTY OF BEXAR:

BEING A 24.350 ACRE (1,060,688 SQUARE FEET) PARTITION OF LAND CALLED TRACT 2, OUT OF THE DELORES CASANOVA SURVEY 34, ABSTRACT NO. A-129, C.B. 4136 AND BEING A PARTITION OF A CALLED 48.724 ACRES TRACT RECORDED IN VOLUME 5549, PAGE 45, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a found iron rod in the southeast line of said called 48.724 acre tract and the northwest Right-of-Way line of Interstate Highway 37, same point being the southeast corner of said Tract 2 and the northeast corner of a called 24.362 acre Tract 1, recorded in Volume 5549, Page 45, of the Official Public Records of Bexar County, Texas, from said point a found iron rod for the southeast corner of said called 48.724 acre tract, bears South 22°46'20" West a distance of 35.69 feet, to a found TxDOT Type II Monument and South 22°45'52" West a distance of 318.87 feet;

THENCE, North 75°29'33" West, a distance of 2002.60 feet (called 2002.95 feet in deed), along the south line of said 24.350 acre Tract 2 and the north line of said called 24.362 acre Tract 1, to a found iron rod for the southwest corner of said 24.350 acre Tract 2 and the northwest corner of said 24.362 acre Tract 1, same point being in the east line of a 23.985 acre tract conveyed to Hill Top Farm, LTD., recorded in Volume 11940, Page 1275, of the Official Public Records of Bexar County, Texas;

THENCE, North 00°22'13" West, a distance of 366.84 feet, along the west line of said 24.350 acre Tract 2 and the east line of said 23.985 acre tract to a found iron rod, same point being the southwest corner of a 36.21 acre tract conveyed to Earl R. Bly recorded in Volume 4245, Page 22, of the Deed Records of Bexar County, Texas, for the northwest corner of said 24.350 acre Tract 2 and the northwest corner of said 48.724 acre tract;

THENCE, South 83°56'33" East, a distance of 2068.26 feet, along the north line of said 24.350 acre Tract 2, with the south line of said 36.21 acre tract, to a set ½" iron rod with an orange cap stamped "Bain Medina Bain" for the northeast corner of said 24.350 acre Tract 2, same point being an angle point of said 36.21 acre tract and the northeast corner of said 48.724 acre tract;

THENCE, South 03°09'28" East, a distance of 322.57 feet (called 322.94 feet in deed), along the east line of said 24.350 acre Tract 2, with a common line of said 36.21 tract, to a found iron rod in the northwest Right-of-Way line of Interstate Highway 37 for the east corner of said 24.350 acre Tract 2, same point being the southern most corner of said 36.21 acre tract;

THENCE, South 22°07'01" West, a distance 354.23 feet, along the southeast line of said 24.350 acre Tract 2, with the northwest Right-of-Way line of Interstate Highway 37 to the **POINT OF BEGINNING** and containing 24.350 acres (1,060,688 square feet) more or less.

Plat prepared this day, August 8, 2007.
Plat revised this day, August 22, 2007.

Surveyed on the ground the 31st Day of July, 2007

STATE OF TEXAS
REGISTERED
REYMUNDO J. MEDINA
4794
PROFESSIONAL
LAND SURVEYOR

REYMUNDO MEDINA, R.P.L.S. # 4794

ATTACHMENT A

THE STATE OF TEXAS:
COUNTY OF BEXAR:

BEING A 24.358 ACRE (1,061,038 SQUARE FEET) PARTITION OF LAND CALLED A 24.362 ACRE TRACT 1, OUT OF THE DELORES CASANOVA SURVEY 34, ABSTRACT NO. A-129, C.B. 4136 AND BEING A PARTITION OF A CALLED 48.724 ACRES RECORDED IN VOLUME 5549, PAGE 45, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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BEGINNING, at a found iron rod, in the northwest Right-of-Way line of Interstate Highway 37, for the southeast corner of said 24.358 acre Tract 1, and the southeast corner of said 48.724 acre tract, same point being the northeast corner of a 49.027 acre tract conveyed to Hill Top Farm, Ltd., recorded in Volume 11278, Page 471, of the Official Public Records of Bexar County, Texas;

THENCE, North 89°27'42" West, a distance of 1777.92 feet, along the south line of said 24.358 acre Tract 1, with the north line of said 49.027 acre tract, to a found iron rod for the southwest corner of said 24.358 acre Tract 1 and the northwest corner of said 49.027 acre tract, same point being on the common line of a 96.976 acre tract conveyed to Hill Top Farm, Ltd., recorded in Volume 11266, Page 863 of the Official Public Records of Bexar County, Texas;

THENCE, North 00°13'07" West, a distance of 641.73 feet, along the west line of said 24.358 acre Tract 1, with the east line of said 96.976 tract, to a found iron rod, same point being the northeast corner of said 96.976 acre tract for an angle point of said 24.358 acre Tract 1, same point being the southeast corner of a 23.985 acre tract conveyed to Hill Top Farm Ltd., recorded in Volume 11940, Page 1275 of the Official Public Records of Bexar County, Texas;

THENCE, North 00°22'13" West, a distance 160.86 feet, along the west line of said 24.358 acre Tract 1, and the east line of said 23.985 acre tract to a found iron rod for the northwest corner of said 24.358 acre Tract 1, same point being the southwest corner of a called 24.362 acre Tract 2, recorded in Volume 5549, Page 45 of the Official Public Records of Bexar County, Texas;

THENCE, South 75°29'33" East, a distance 2002.60 feet (called 2002.95 feet in deed), along the north line of said 24.358 acre Tract 1 and the south line of said called 24.362 acre Tract 2, to a found iron rod in the southeast line of said called 48.724 acre tract and the northwest Right-of-Way line of Interstate Highway 37, same point being the southeast corner of said Tract 2 and the northeast corner of a called 24.362 acre Tract 1;

THENCE, South 22°46'20" West, a distance of 35.69 feet (called 37.02 feet in deed), along the southeast line of said 24.358 acre Tract 1 and the northwest Right-of-Way line of Interstate Highway 37 to a found TxDOT Type II Monument for an angle point of said 24.358 acre Tract 1;

THENCE, South 26°45'52" West, a distance of 318.87 feet (called 317.31 feet in deed), along the southeast line of said 24.358 acre Tract 1 and the northwest Right-of-Way line of Interstate Highway 37 to the **POINT OF BEGINNING** and containing 24.358 acres (1,061,038 square feet) more or less.

Plat prepared this day, August 8, 2007.
Meets & Bounds revised this day, December 13, 2007.

Surveyed on the ground the 31st Day of July, 2007

STATE OF TEXAS REGISTERED REYMUNDO J. MEDINA 4794 PROFESSIONAL LAND SURVEYOR

REYMUNDO MEDINA, R.P.L.S. # 4794