SG/cla
09/18/2014
Z-3

CASE NO. Z2014222

AN ORDINANCE 2014-09-18-0717

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 16.102 acres out of Parcel 111, NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic 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 September 28, 2014.

PASSED AND APPROVED this 18th day of September 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-3 (in consent vote: Z-1, P-1, Z-3, Z-4, Z-5, P-2, Z-6, P-4, Z-10)**
Date:	09/18/2014
Time:	02:04:02 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014222 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District (the Historic District boundaries remaining unchanged) on 16.102 acres out of Parcel 111, NCB 10879 located on a portion of the 7800 Block of Dave Erwin Drive. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14069)
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				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6	x					
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x			x	

FIELD NOTES
FOR
ZONING EXHIBIT

A 16.102 acre, or 701,384 square feet more or less, tract of land out of the remaining portion of a 1308.68 acre tract recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey Number 26, Abstract 670, New City Block (N.C.B.) 10879 of the City of San Antonio, Bexar County, Texas. Said 16.102 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a found ½" iron rod with yellow cap marked "Pape-Dawson", in the south right-of-way line of Southeast Military Drive, Loop 13, for the northwest corner of Lot 1, Block 8 of the BCB-Unit 17A Subdivision recorded in Volume 9619, Pages 165-167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Southeast Military Drive, over and across said 1308.68 acre tract, the following calls and distances:

S 10°35'55" W, a distance of 802.45 feet to the POINT OF BEGINNING;

S 10°37'46" E, a distance of 114.17 feet to a point;

S 22°48'09" E, a distance of 105.86 feet to a point;

S 07°43'49" W, a distance of 463.85 feet to a point;

S 67°52'05" W, a distance of 224.42 feet to a point;

S 46°18'47" W, a distance of 101.73 feet to a point

S 03°50'59" E, a distance of 172.67 feet to a point

S 40°05'08" W, a distance of 250.77 feet to a point

N 59°57'24" W, a distance of 552.91 feet to a point

N 30°02'13" E, a distance of 752.11 feet to a point

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 59°59'19" W, a radius of 435.00 feet, a central angle of 41°17'58", a chord bearing and distance of N 09°21'42" E, 306.81 feet, for an arc length of 313.55 feet to a point;

Attachment A

N 17°01'39" W, a distance of 13.63 feet to a point

N 73°29'02" E, a distance of 206.65 feet to a point

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 15°48'13" W, a radius of 48.00 feet, a central angle of 54°49'19", a chord bearing and distance of N 46°47'07" E, 44.20 feet, for an arc length of 45.93 feet to a point;

S 60°44'18" E, a distance of 295.22 feet to the POINT OF BEGINNING, and containing 16.102 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

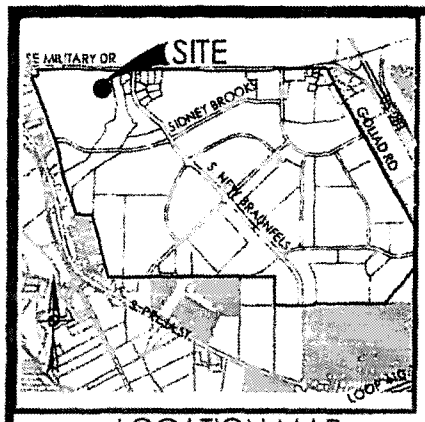
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 10, 2014
JOB NO. 5735-87
DOC. ID. N:\CIVIL\5735-87\WORD\5735-87 FN 16.102 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

10 JULY, 14

Z2014222



LOCATION MAP

NOT-TO-SCALE

LEGEND:

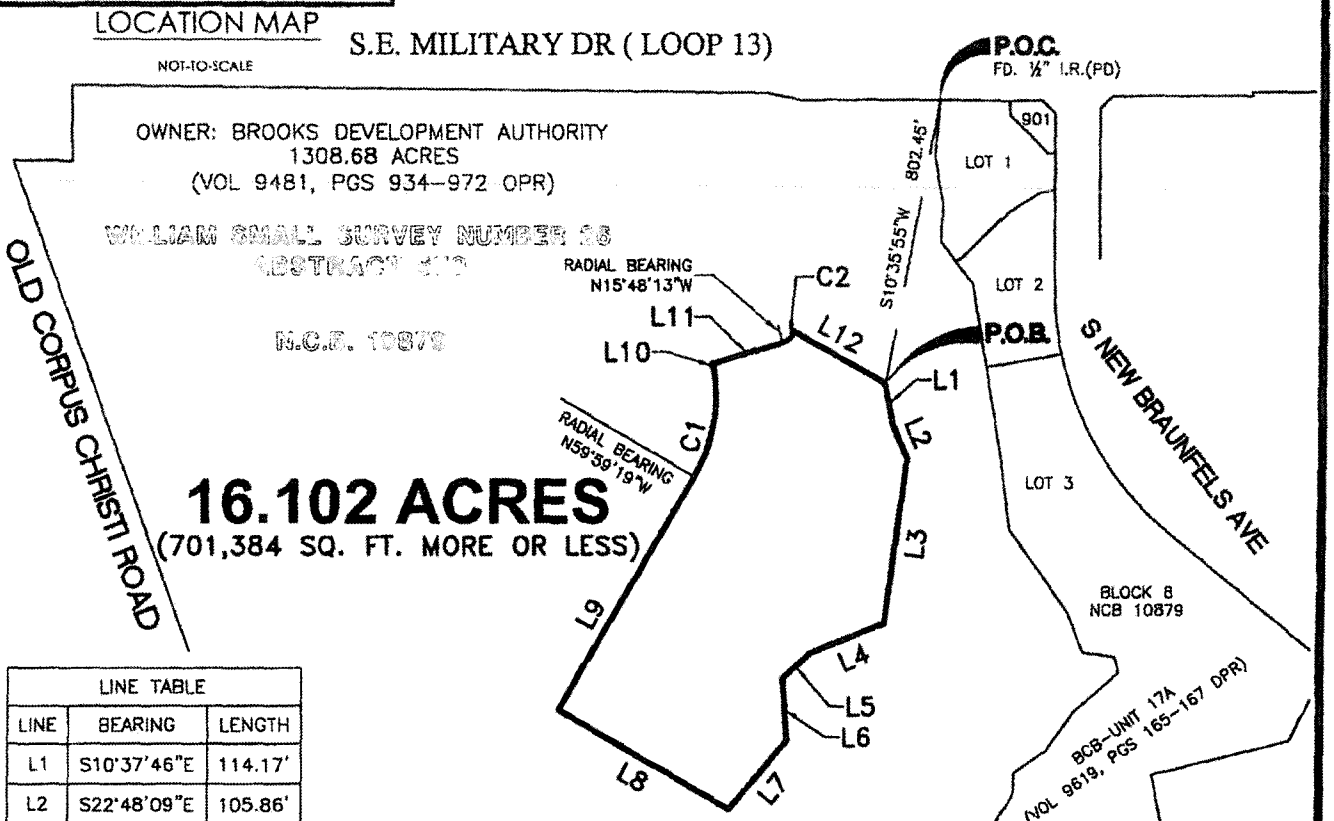
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. "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."

1 inch = 500'

500' 0' 250' 500'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°37'46"E	114.17'
L2	S22°48'09"E	105.86'
L3	S07°43'49"W	463.85'
L4	S67°52'05"W	224.42'
L5	S46°18'47"W	101.73'
L6	S03°50'59"E	172.67'
L7	S40°05'08"W	250.77'
L8	N59°57'24"W	552.91'
L9	N30°02'13"E	752.11'
L10	N17°01'39"W	13.63'
L11	N73°29'02"E	206.65'
L12	S60°44'18"E	295.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	41°17'58"	N09°21'42"E	306.81'	313.55'
C2	48.00'	54°49'19"	N46°47'07"E	44.20'	45.93'

STATE OF TEXAS REGISTERED PAUL T. ROSS 5158 PROFESSIONAL LAND SURVEYOR

10 JULY, 14

EXHIBIT FOR
ZONING

A 16.102 ACRE, OR 701,384 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A 1308.68 ACRE TRACT RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. SMALL SURVEY NO. 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100369-00

JULY 10, 2014 JOB No.: 5735-87

Date: Jul 10, 2014, 10:28am User ID: YBaldmacada
File: N:\CIVIL\5735-87\5735-87 EX ZONING MF33.dwg