

AN ORDINANCE

2012-06-21-0540

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 AND RESCINDING RESOLUTION 2012-02-16-0004R.

* * * * *

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 41.4132 acres out of Lot 1, Block 3, NCB 16161 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "RP AHOD" Resource Protection Airport Hazard Overlay District (on 15.2364 acres), "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.1282 acres) and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise (on 25.0486 acres).

SECTION 2. Resolution 2012-02-16-0004R is hereby rescinded.

SECTION 3. In accordance with Section 35-514(d)(2) of the Unified Development Code, the City Council authorizes two fences to be erected or altered up to a height of eight (8) feet between the "C-2 CD AHOD" and "C-1 AHOD" areas, and along the rear property line abutting existing residential land uses, as shown on the conditional use site plan.

SECTION 4. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.

- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 6. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 7. 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 8. 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 9. This ordinance shall become effective July 1, 2012.

PASSED AND APPROVED this 21st day of June 2012.


M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

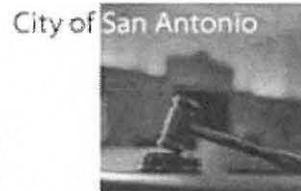
APPROVED AS TO FORM:



Michael D. Bernard, City Attorney
For



Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-14

Name:	P-8, Z-14						
Date:	06/21/2012						
Time:	04:43:33 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2012133 CD (District 9): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "RP AHOD" Resource Protection Airport Hazard Overlay District (on 15.2364 acres), "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.1282 acres) and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise (on 25.0486 acres) on 41.4123 acres out of Lot 1, Block 3, NCB 16161 located at the southwest corner of Blanco Road and Wurzbach Parkway and rescinding Resolution 2012-02-16-0004R. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the June 19, 2012 public hearing.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4	x					
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
Carlton Soules	District 10		x				

28012133

LEGAL DESCRIPTION

THREE TRACTS OF LAND TOTALING 41.4132 ACRES LOCATED IN THE PINCKNEY CALDWELL SURVEY NO. 83, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 1, BLOCK 3 OF NORTH CASTLE HILLS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 7500, PAGES 82-84 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 52.2262 ACRES CONVEYED TO HENRIETTA INVESTMENT PARTNERS BY DEED OF RECORD IN VOLUME 14820, PAGE 2335 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 41.4132 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 (RP)

BEGINNING AT A FOUND ½ INCH IRON ROD MARKING THE WESTERNMOST CORNER OF SAID 52.2262 ACRE TRACT, BEING A POINT IN THE SOUTHEASTERLY LINE OF THAT CERTAIN 204.3 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO BY DEED OF RECORD IN VOLUME 12946, PAGE 2277 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHERNMOST CORNER OF NORTH CASTLE HILLS SUBDIVISION UNIT-3, A SUBDIVISION OF RECORD IN VOLUME 8200, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, N41°08'11" E, ALONG THE COMMON BOUNDARY LINE OF SAID 204.3 ACRE TRACT AND SAID 52.2262 ACRE TRACT, A DISTANCE OF 643.01 FEET TO A FOUND ½ INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY (R.O.W. VARIES) AS TAKEN BY CONDEMNATION DESCRIBED IN CAUSE NO. 97 ED 0042 AS FILED IN PROBATE COURT NUMBER ONE;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY, BEING THE NORTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,366.42 FEET, A DISTANCE OF 44.15 FEET THROUGH A CENTRAL ANGLE OF 01°51'04", AND A CHORD BEARING S81°42'13"E AND DISTANCE OF 44.15 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;
2. S06°11'53"W, A DISTANCE OF 5.03 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;
3. SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,371.42 FEET A DISTANCE OF 211.41 FEET THROUGH A CENTRAL ANGLE OF 08°49'57", AND A CHORD BEARING S86°57'56"E AND DISTANCE OF 211.20 FEET TO A FOUND ½ INCH IRON ROD WITH ILLEGIBLE CAP;
4. N02°54'07"W, A DISTANCE OF 5.08 FEET TO A FOUND ½ INCH IRON ROD;
5. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,366.42 FEET A DISTANCE OF 54.23 FEET THROUGH A CENTRAL ANGLE OF 02°16'26", AND A CHORD BEARING N87°42'07"E AND DISTANCE OF

ATTACHMENT A

54.22 FEET TO A CALCULATED POINT HEREINAFTER REFERRED TO AS "POINT A";

THENCE, OVER AND ACROSS SAID 52.2262 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S03°29'39"E, A DISTANCE OF 172.64 FEET TO THE BEGINNING OF A TANGENT 170.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
2. SOUTHERLY ALONG THE ARC OF SAID 170.00 FOOT RADIUS CURVE A DISTANCE OF 93.00 FEET THROUGH A CENTRAL ANGLE OF 31°20'41";
3. TANGENT TO SAID 170.00 FOOT RADIUS CURVE, S27°51'02"W, A DISTANCE OF 35.03 FEET TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
4. SOUTHWESTERLY ALONG THE ARC OF SAID 5.00 FOOT RADIUS CURVE A DISTANCE OF 6.13 FEET THROUGH A CENTRAL ANGLE OF 70°15'45" TO THE BEGINNING OF A REVERSE 105.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
5. SOUTHWESTERLY, WESTERLY, AND THEN SOUTHEASTERLY ALONG THE ARC OF SAID 105.00 FOOT RADIUS CURVE A DISTANCE OF 279.64 FEET THROUGH A CENTRAL ANGLE OF 152°35'27" TO THE BEGINNING OF A REVERSE 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
6. SOUTHEASTERLY ALONG THE ARC OF SAID 20.00 FOOT RADIUS CURVE A DISTANCE OF 10.66 FEET THROUGH A CENTRAL ANGLE OF 30°32'37";
7. TANGENT TO SAID 20.00 FOOT RADIUS CURVE, S23°56'03"E, A DISTANCE OF 182.59 FEET;
8. S41°55'34"E, A DISTANCE OF 352.20 FEET TO THE BEGINNING OF A TANGENT 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
9. SOUTHEASTERLY ALONG THE ARC OF SAID 280.00 FOOT RADIUS CURVE A DISTANCE OF 212.34 FEET THROUGH A CENTRAL ANGLE OF 43°27'05";
10. TANGENT TO SAID 280.00 FOOT RADIUS CURVE, S85°22'39"E, A DISTANCE OF 157.07 FEET TO THE BEGINNING OF A TANGENT 145.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
11. SOUTHEASTERLY ALONG THE ARC OF SAID 145.00 FOOT RADIUS CURVE A DISTANCE OF 90.96 FEET THROUGH A CENTRAL ANGLE OF 35°56'38";
12. TANGENT TO SAID 145.00 FOOT RADIUS CURVE, S49°26'01"E, A DISTANCE OF 58.03 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID 52.2262 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE;

THENCE, ALONG THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID 52.2262 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, S39°37'54"W, A DISTANCE OF 241.13 FEET TO A FOUND PK NAIL IN CONCRETE AT THE BEGINNING OF A NON-TANGENT 3,242.45 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID 3,242.45 FOOT RADIUS CURVE A DISTANCE OF 210.86 FEET THROUGH A CENTRAL ANGLE OF 03°43'33", AND A CHORD BEARING OF S41°49'42"W AND DISTANCE OF 210.82 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHERNMOST CORNER OF SAID 52.2262 ACRE TRACT AND HEREOF, BEING THE EASTERNMOST CORNER OF SAID NORTH CASTLE HILLS SUBDIVISION UNIT-3;

THENCE, N48°54'32"W, ALONG THE COMMON BOUNDARY LINE OF SAID 52.2262 ACRE TRACT AND SAID NORTH CASTLE HILLS SUBDIVISION UNIT-3, A DISTANCE OF 1,480.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 15.2364 ACRES (663,701 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 2 (C1)

BEGINNING AT POINT A IDENTIFIED IN TRACT 1 ABOVE, SAID POINT BEING ON A 1,366.42 FOOT RADIUS CURVE CONCAVE NORTHERLY FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE EASTERLY ALONG THE COMMON LINE OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY AND THE NORTHERLY LINE OF SAID 52.2262 ACRE TRACT AND THE ARC OF SAID 1,366.42 FOOT RADIUS CURVE 30.00 FEET THROUGH A CENTRAL ANGLE OF 01°15'29", AND CHORD BEARING N85°56'10"E AND DISTANCE OF 30.00 FEET TO A CALCULATED POINT, HERINAFTER REFERRED TO AS "POINT B";

THENCE, OVER AND ACROSS SAID 52.2262 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S03°29'39"E, A DISTANCE OF 172.94 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
2. SOUTHERLY ALONG THE ARC OF SAID 200.00 FOOT RADIUS CURVE A DISTANCE OF 109.41 FEET THROUGH A CENTRAL ANGLE OF 31°20'41";
3. TANGENT TO SAID 200.00 FOOT RADIUS CURVE, S27°51'02"W, A DISTANCE OF 35.03 FEET TO THE BEGINNING OF A TANGENT 35.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
4. SOUTHWESTERLY ALONG THE ARC OF SAID 35.00 FOOT RADIUS CURVE A DISTANCE OF 42.92 FEET THROUGH A CENTRAL ANGLE OF 70°15'45" TO THE BEGINNING OF A REVERSE 75.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
5. SOUTHWESTERLY, SOUTHERLY, AND THEN SOUTHEASTERLY ALONG THE ARC OF SAID 75.00 FOOT RADIUS CURVE A DISTANCE OF 199.74 FEET

THROUGH A CENTRAL ANGLE OF 152°35'27" TO THE BEGINNING OF A REVERSE 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

6. SOUTHEASTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE A DISTANCE OF 26.65 FEET THROUGH A CENTRAL ANGLE OF 30°32'37";
7. TANGENT TO SAID 50.00 FOOT RADIUS CURVE, S23°56'03"E, A DISTANCE OF 177.84 FEET;
8. S41°55'34"E, A DISTANCE OF 347.45 FEET TO THE BEGINNING OF A TANGENT 250.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
9. SOUTHEASTERLY ALONG THE ARC OF SAID 250.00 FOOT RADIUS CURVE A DISTANCE OF 189.59 FEET THROUGH A CENTRAL ANGLE OF 43°27'05";
10. TANGENT TO SAID 250.00 FOOT RADIUS CURVE, S85°22'39"E, A DISTANCE OF 157.07 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
11. SOUTHEASTERLY ALONG THE ARC OF SAID 175.00 FOOT RADIUS CURVE A DISTANCE OF 109.78 FEET THROUGH A CENTRAL ANGLE OF 35°56'38";
12. TANGENT TO SAID 175.00 FOOT RADIUS CURVE, S49°26'01"E, A DISTANCE OF 57.75 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID 52.2262 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, SAID POINT BEING ON A 1,566.78 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE, ALONG THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID 52.2262 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, AND THE ARC OF SAID 1,566.78 FOOT RADIUS CURVE A DISTANCE OF 24.51 THROUGH A CENTRAL ANGLE OF 00°53'46", AND CHORD BEARING OF S40°07'06"W AND DISTANCE OF 24.51 FEET TO A FOUND PK NAIL IN CONCRETE;

THENCE, CONTINUING ALONG THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID 52.2262 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, S39°37'54"W, A DISTANCE OF 5.49 FEET;

THENCE, OVER AND ACROSS SAID 52.2262 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. N49°26'01"W A DISTANCE OF 58.03 FEET TO THE BEGINNING OF A TANGENT 145.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
2. NORTHWESTERLY ALONG THE ARC OF SAID 145.00 FOOT RADIUS CURVE A DISTANCE OF 90.96 FEET THROUGH A CENTRAL ANGLE OF 35°56'38";
3. TANGENT TO SAID 145.00 FOOT RADIUS CURVE, N85°22'39"W, A DISTANCE OF 157.07 FEET TO THE BEGINNING OF A TANGENT 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

4. NORTHWESTERLY ALONG THE ARC OF SAID 280.00 FOOT RADIUS CURVE A DISTANCE OF 212.34 FEET THROUGH A CENTRAL ANGLE OF 43°27'05";
5. TANGENT TO SAID 280.00 FOOT RADIUS CURVE, N41°55'34"W, A DISTANCE OF 352.20 FEET;
6. N23°56'03"W, A DISTANCE OF 182.59 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
7. NORTHWESTERLY ALONG THE ARC OF SAID 20.00 FOOT RADIUS CURVE A DISTANCE OF 10.66 FEET THROUGH A CENTRAL ANGLE OF 30°32'37" TO THE BEGINNING OF A REVERSE 105.00 FOOT RADIUS CURVE CONCAVE EASTERLY;
8. NORTHWESTERLY, NORTHERLY, AND THEN NORTHEASTERLY ALONG THE ARC OF SAID 105.00 FOOT RADIUS CURVE A DISTANCE OF 279.64 FEET THROUGH A CENTRAL ANGLE OF 152°35'27" TO THE BEGINNING OF A REVERSE 5.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG THE ARC OF SAID 5.00 FOOT RADIUS CURVE A DISTANCE OF 6.13 FEET THROUGH A CENTRAL ANGLE OF 70°15'45";
10. TANGENT TO SAID 5.00 FOOT RADIUS CURVE, N27°51'02"E, A DISTANCE OF 35.03 FEET TO THE BEGINNING OF A TANGENT 170.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
11. NORTHERLY ALONG THE ARC OF SAID 170.00 FOOT RADIUS CURVE A DISTANCE OF 93.00 FEET THROUGH A CENTRAL ANGLE OF 31°20'41";
12. TANGENT TO SAID 170.00 FOOT RADIUS CURVE, N03°29'39"W, A DISTANCE OF 172.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 1.1282 ACRES (49,144 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 3 (C2 CD)

BEGINNING AT POINT B IDENTIFIED IN TRACT 2 ABOVE, SAID POINT BEING ON A 1,366.42 FOOT RADIUS CURVE NORTHERLY, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE ALONG THE COMMON LINE OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY AND THE NORTHERLY LINE OF SAID 52.2262 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCE:

1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,366.42 FEET A DISTANCE OF 27.05 FEET THROUGH A CENTRAL ANGLE OF 01°08'03", AND A CHORD BEARING N84°44'24"E AND DISTANCE OF 27.05 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;

2. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,914.53 FEET A DISTANCE OF 407.93 FEET THROUGH A CENTRAL ANGLE OF 12°12'29", AND A CHORD BEARING N77°55'43"E AND DISTANCE OF 407.16 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;
3. N75°19'06"E, A DISTANCE OF 111.66 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;
4. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,924.53 FEET A DISTANCE OF 184.32 FEET THROUGH A CENTRAL ANGLE OF 05°29'15", AND A CHORD BEARING N66°13'06"E AND DISTANCE OF 184.25 FEET TO A FOUND ½ INCH IRON ROD WITH "CDS" CAP;
5. S81°15'41"E, A DISTANCE OF 96.03 FEET TO A FOUND ½ INCH IRON ROD WITH ILLEGIBLE CAP LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD (120' R.O.W.);

THENCE, S27°49'12"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD, A DISTANCE OF 913.78 FEET TO A FOUND ½ INCH IRON ROD WITH BPI CAP AT THE NORTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE (60' R.O.W.);

THENCE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY RETURN, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET A DISTANCE OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 89°59'50", AND A CHORD BEARING S17°10'43"W AND DISTANCE OF 35.35 FEET TO A SET PK NAIL LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE;

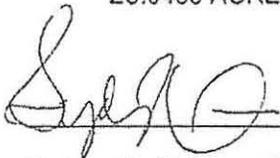
THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, THE FOLLOWING TWO (2) COURSES:

1. S62°10'38"W, A DISTANCE OF 95.17 FEET TO A FOUND PK NAIL IN CONCRETE;
2. SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,566.78 FEET A DISTANCE OF 592.39 FEET THROUGH A CENTRAL ANGLE OF 21°39'48", AND A CHORD BEARING S51°23'53"W AND DISTANCE OF 588.87 FEET TO A CALCULATED POINT;

THENCE, OVER AND ACROSS SAID 52.2262 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. N49°26'01"W, A DISTANCE OF 57.75 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY;
2. NORTHWESTERLY ALONG THE ARC OF SAID 175.00 FOOT RADIUS CURVE A DISTANCE OF 109.78 FEET THROUGH A CENTRAL ANGLE OF 35°56'38;
3. TANGENT TO SAID 175.00 FOOT RADIUS CURVE, N85°22'39"W, A DISTANCE OF 157.07 FEET TO THE BEGINNING OF A TANGENT 250.00 FOOT RADIUS CURVE CONCAVE NORTHERLY;

4. NORTHWESTERLY ALONG THE ARC OF SAID 250.00 FOOT RADIUS CURVE A DISTANCE OF 189.59 FEET THROUGH A CENTRAL ANGLE OF 43°27'05;
5. TANGENT TO SAID 250.00 FOOT RADIUS CURVE, N41°55'34"W, A DISTANCE OF 347.45 FEET;
6. N23°56'03"W, A DISTANCE OF 177.84 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;
7. NORTHWESTERLY ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE A DISTANCE OF 26.65 FEET THROUGH A CENTRAL ANGLE OF 30°32'37 TO THE BEGINNING OF A REVERSE 75.00 FOOT RADIUS CURVE CONCAVE EASTERLY;
8. NORTHWESTERLY, NORTHERLY, AND THEN NORTHEASTERLY ALONG THE ARC OF SAID 75.00 FOOT RADIUS CURVE A DISTANCE OF 199.74 FEET THROUGH A CENTRAL ANGLE OF 152°35'27 TO THE BEGINNING OF A REVERSE 35.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG THE ARC OF SAID 35.00 FOOT RADIUS CURVE A DISTANCE OF 42.92 FEET THROUGH A CENTRAL ANGLE OF 70°15'45;
10. TANGENT TO SAID 35.00 FOOT RADIUS CURVE, N27°51'02"E, A DISTANCE OF 35.03 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY;
11. NORTHERLY ALONG THE ARC OF SAID 200.00 FOOT RADIUS CURVE A DISTANCE OF 109.41 FEET THROUGH A CENTRAL ANGLE OF 31°20'41;
12. TANGENT TO SAID 200.00 FOOT RADIUS CURVE, N03°29'39"W, A DISTANCE OF 172.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 25.0486 ACRES (1,091,116 SQUARE FEET), MORE OR LESS.

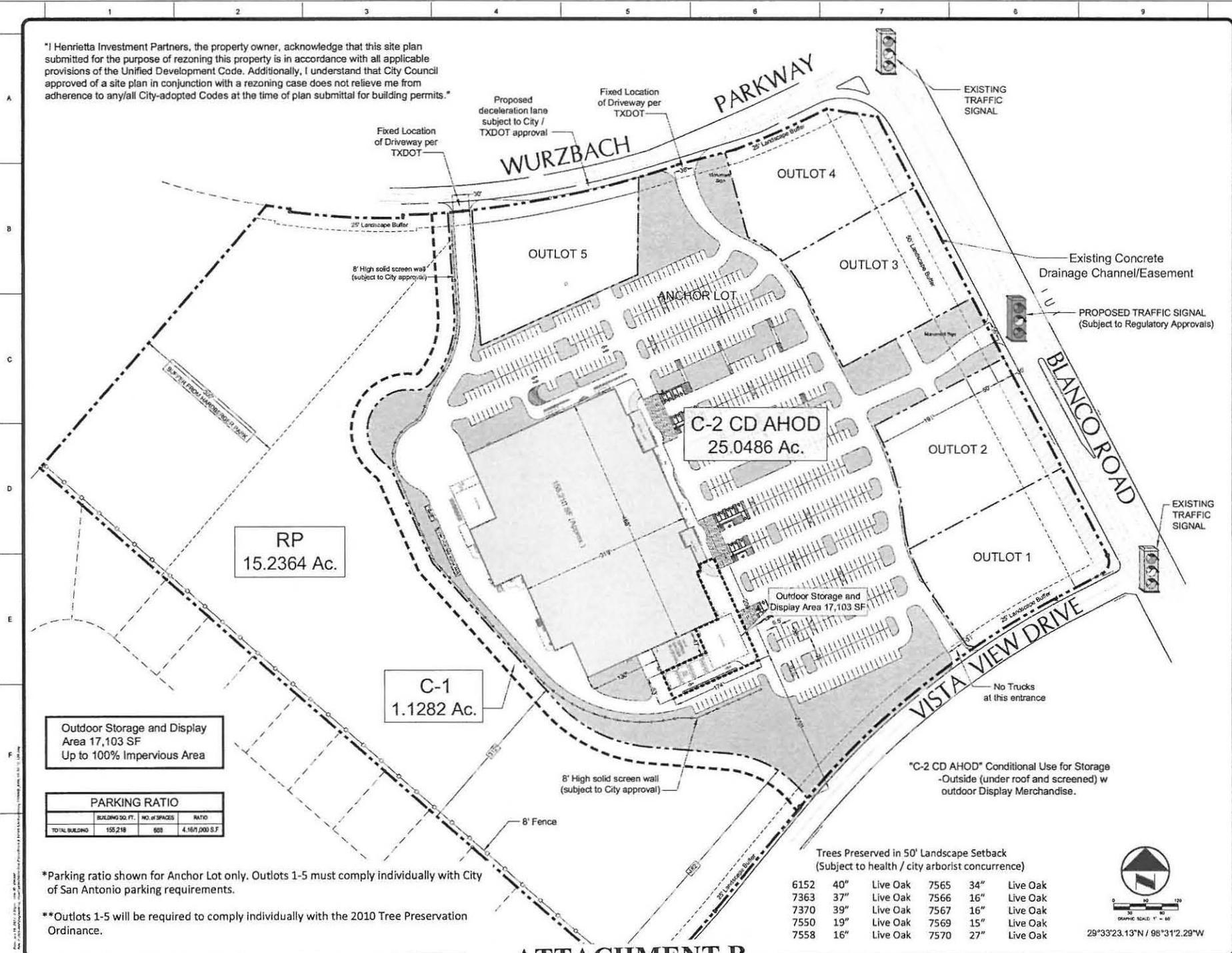


5/12/12

Sydney Smith Xinos, R.P.L.S. Date
Texas Registration No. 5361
Doucet & Associates Inc.,
7401 B Hwy. 71 West, Suite 160
Austin, Texas 78735



"I Henrietta Investment Partners, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approved of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."



RP
15.2364 Ac.

C-2 CD AHOD
25.0486 Ac.

C-1
1.1282 Ac.

Outdoor Storage and Display Area 17,103 SF
Up to 100% Impervious Area

PARKING RATIO			
	BUILDING SQ. FT.	NO. of SPACES	RATIO
TOTAL BUILDING	155,218	600	4,167,000 SF

*Parking ratio shown for Anchor Lot only. Outlots 1-5 must comply individually with City of San Antonio parking requirements.

**Outlots 1-5 will be required to comply individually with the 2010 Tree Preservation Ordinance.

"C-2 CD AHOD" Conditional Use for Storage
-Outside (under roof and screened) w outdoor Display Merchandise.

Trees Preserved in 50' Landscape Setback
(Subject to health / city arborist concurrence)

6152	40"	Live Oak	7565	34"	Live Oak
7363	37"	Live Oak	7566	16"	Live Oak
7370	39"	Live Oak	7567	16"	Live Oak
7550	19"	Live Oak	7569	15"	Live Oak
7558	16"	Live Oak	7570	27"	Live Oak



29°33'23.13"N / 98°31'2.29"W

ATTACHMENT B

ZONING SITE PLAN DATE: 05/31/2012
For conceptual representation only. Not for construction. This plan is subject to review / approval from all applicable agencies.

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