

AN ORDINANCE 2014-10-02-0767

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 13.46 acres out of NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family 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.

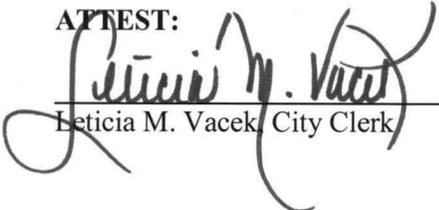
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

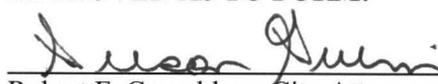
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 12, 2014.

PASSED AND APPROVED this 2nd day of October 2014.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

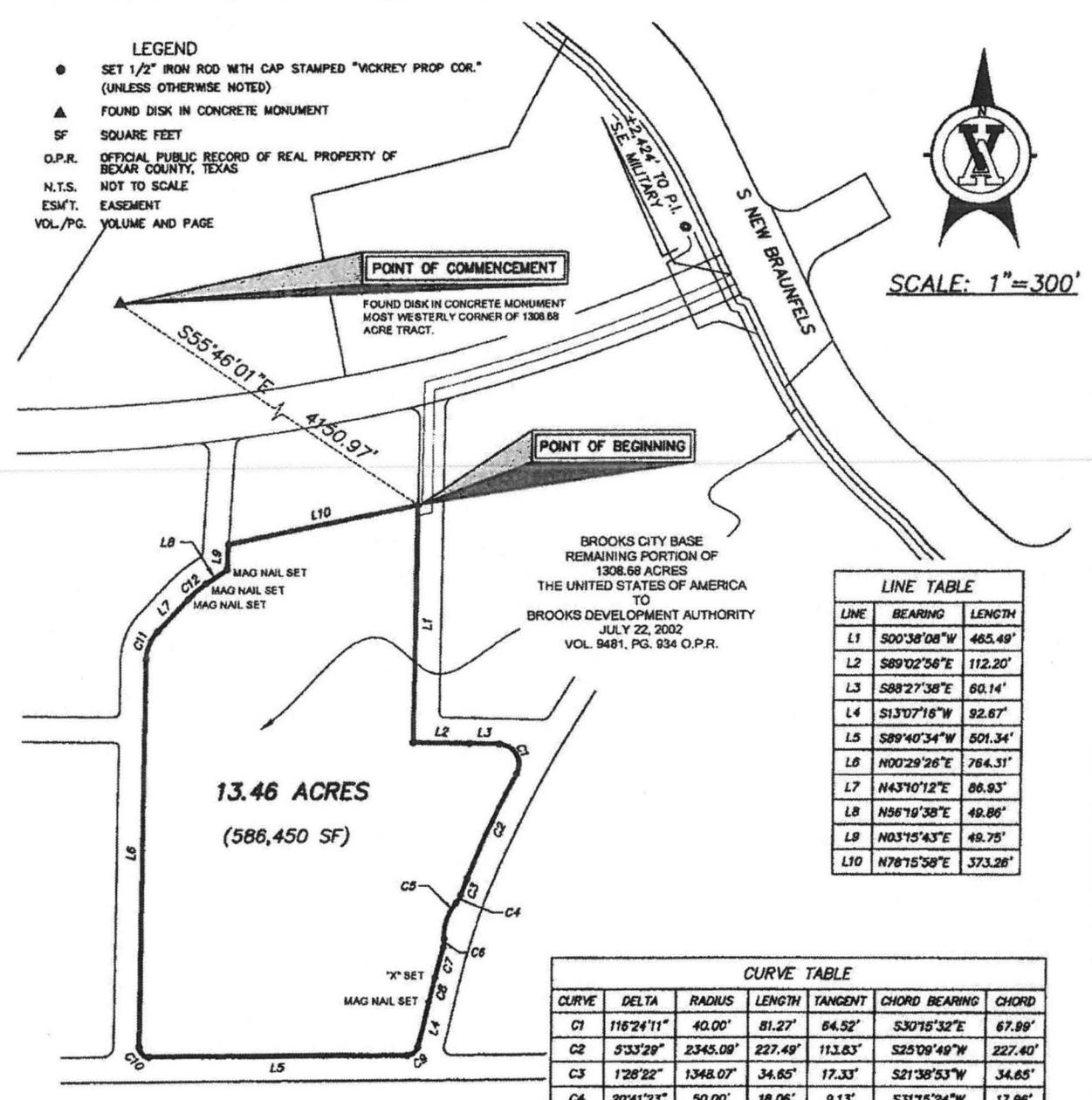
| | |
|---------------------|--|
| Agenda Item: | Z-6 (in consent vote: 38, P-2, Z-2, Z-3, Z-4, P-3, Z-5, P-4, Z-6, P-5, Z-7, Z-8) |
| Date: | 10/02/2014 |
| Time: | 02:10:39 PM |
| Vote Type: | Motion to Approve |
| Description: | ZONING CASE # Z2014197 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.46 acres out of NCB 10879 located at 8010 Aeromedical Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14073) |
| 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 | | | | x |
| Joe Krier | District 9 | x | | | | | |
| Michael Gallagher | District 10 | | x | | | x | |

- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP COR." (UNLESS OTHERWISE NOTED)
 - ▲ FOUND DISK IN CONCRETE MONUMENT
 - SF SQUARE FEET
 - O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - N.T.S. NOT TO SCALE
 - ESM'T. EASEMENT
 - VOL./PG. VOLUME AND PAGE



SCALE: 1"=300'



BROOKS CITY BASE
REMAINING PORTION OF
1308.68 ACRES
THE UNITED STATES OF AMERICA
TO
BROOKS DEVELOPMENT AUTHORITY
JULY 22, 2002
VOL. 9481, PG. 934 O.P.R.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S00°38'08"W | 465.49' |
| L2 | S89°02'56"E | 112.20' |
| L3 | S88°27'38"E | 60.14' |
| L4 | S13°07'16"W | 92.67' |
| L5 | S89°40'34"W | 501.34' |
| L6 | N00°29'26"E | 764.31' |
| L7 | N43°10'12"E | 86.93' |
| L8 | N56°19'38"E | 48.86' |
| L9 | N03°15'43"E | 49.75' |
| L10 | N78°15'58"E | 373.26' |

| CURVE TABLE | | | | | | |
|-------------|------------|-----------|---------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
| C1 | 116°24'11" | 40.00' | 81.27' | 64.52' | S30°15'32"E | 67.89' |
| C2 | 5°33'29" | 2345.08' | 227.49' | 113.63' | S25°09'49"W | 227.40' |
| C3 | 1°28'22" | 1348.07' | 34.65' | 17.33' | S21°38'53"W | 34.65' |
| C4 | 20°41'23" | 50.00' | 18.06' | 9.13' | S31°15'24"W | 17.96' |
| C5 | 46°00'39" | 95.00' | 76.29' | 40.34' | S18°33'46"W | 74.26' |
| C6 | 20°42'25" | 50.00' | 18.07' | 9.13' | S5°56'39"W | 17.97' |
| C7 | 2°30'44" | 1368.06' | 60.03' | 30.02' | S15°02'29"W | 60.03' |
| C8 | 0°10'01" | 17283.63' | 50.39' | 25.20' | S13°52'07"W | 50.39' |
| C9 | 76°33'17" | 20.00' | 26.72' | 15.78' | S51°23'55"W | 24.78' |
| C10 | 90°48'32" | 20.00' | 31.70' | 20.29' | N44°55'00"W | 28.48' |
| C11 | 42°40'46" | 80.00' | 59.59' | 31.25' | N21°49'49"E | 58.22' |
| C12 | 13°09'26" | 200.00' | 45.93' | 23.06' | N48°44'55"E | 45.83' |

ATTACHMENT A

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

TBLPS FIRM REGISTRATION: 10004100

ZONING EXHIBIT _____

AVIATOR APARTMENTS _____

ATTACHMENT: EXHIBIT F DATE: AUGUST 12 2014



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-153

R:\2329-006\Engineering\DWG\Aviator Apartments Zoning Exhibit.dwg

**METES AND BOUNDS DESCRIPTION
13.46 ACRES OUT OF BROOKS CITY BASE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being 13.46 acres (586,450 square feet) of land out of a 1,308.68-acre tract situated in Brook City Base, New City Block 10879, City of San Antonio, Bexar County, Texas, said 1,308.68-acre tract being that same tract conveyed from the United States of America to Brooks Development Authority by Deed recorded on July 22, 2002 and recorded in Volume 9481, Page 934, Official Public Records of Bexar County, Texas, said 13.46-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

COMMENCING at a found disk in concrete monument marking the most westerly corner of said 1,308.68-acre tract, thence S55°46'01" E, into and across said 1,308.68-acre tract, a distance of 4,150.97 feet to the **POINT OF BEGINNING** and northeast corner of the herein described tract;

THENCE, continuing into and across said 1,308.68-acre tract, the following 22 calls:

- 1) S00°38'08"W, a distance of 465.49 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,
- 2) S89°02'56"E, a distance of 112.20 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,
- 3) S88°27'38"E, a distance of 60.14 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a tangent point of curvature of a curve to the right, for a corner of the herein described tract,
- 4) along said curve to the right, a distance of 81.27 feet, with a radius of 40.00 feet, a central angle of 116°24'11", and a chord bearing and distance of S30°15'32"E, 67.99 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of reverse curvature, for a corner of the herein described tract,
- 5) along said reverse curve, a distance of 227.49 feet, with a radius of 2,345.09 feet, a central angle of 05°33'29", and a chord bearing and distance of S25°09'49"W, 227.40 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of compound curvature, for a corner of the herein described tract,
- 6) southerly, a distance of 34.65 feet along a compound curve to the left having a radius of 1,348.07 feet and a central angle of 01°28'22" to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of reverse curvature, for a corner of the herein described tract,
- 7) along said reverse curve, a distance of 18.06 feet, with a radius of 50.00 feet, a central angle of 20°41'23", and a chord bearing and distance of S31°15'24"W, 17.96 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of reverse curvature, for a corner of the herein described tract,
- 8) along said reverse curve, a distance of 76.29 feet, with a radius of 95.00 feet, a central angle of 46°00'39", and a chord bearing and distance of S18°35'46"W, 74.26 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of reverse curvature, for a corner of the herein described tract,



- 9) along said reverse curve, a distance of 18.07 feet, with a radius of 50.00 feet, a central angle of $20^{\circ}42'25''$, and a chord bearing and distance of $S05^{\circ}56'39''W$, 17.97 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a point of reverse curvature, for a corner of the herein described tract,
- 10) along said reverse curve, a distance of 60.03 feet, with a radius of 1,369.06 feet, a central angle of $02^{\circ}30'44''$, and a chord bearing and distance of $S15^{\circ}02'29''W$, 60.03 feet to a set "x" at a point of reverse curvature, for a corner of the herein described tract,
- 11) along said reverse curve, a distance of 50.39 feet, with a radius of 17,283.63 feet, a central angle of $00^{\circ}10'01''$, and a chord bearing and distance of $S13^{\circ}52'07''W$, 50.39 feet to a set mag nail, for a corner of the herein described tract,
- 12) $S13^{\circ}07'16''W$, a distance of 92.67 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the right, for a corner of the herein described tract,
- 13) along said curve to the right, a distance of 26.72 feet, with a radius of 20.00 feet, a central angle of $76^{\circ}33'17''$, and a chord bearing and distance of $S51^{\circ}23'55''W$, 24.78 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,
- 14) $S89^{\circ}40'34''W$, a distance of 501.34 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the right, for the south corner of the herein described tract,
- 15) along said curve to the right, a distance of 31.70 feet, with a radius of 20.00 feet, a central angle of $90^{\circ}48'52''$, and a chord bearing and distance of $N44^{\circ}55'00''W$, 28.48 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,
- 16) $N00^{\circ}29'26''E$, a distance of 764.31 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the right, for a corner of the herein described tract,
- 17) along said curve to the right, a distance of 59.59 feet, with a radius of 80.00 feet, a central angle of $42^{\circ}40'46''$, and a chord bearing and distance of $N21^{\circ}49'49''E$, 58.22 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,
- 18) $N43^{\circ}10'12''E$, a distance of 86.93 feet to a set mag nail at a point of curvature of a curve to the right, for a corner of the herein described tract,
- 19) along said curve to the right, a distance of 45.93 feet, with a radius of 200.00 feet, a central angle of $13^{\circ}09'26''$, and a chord bearing and distance of $N49^{\circ}44'55''E$, 45.83 feet to a set mag nail for a corner of the herein described tract,
- 20) $N56^{\circ}19'38''E$, a distance of 49.86 feet to a set mag nail, for a corner of the herein described tract,
- 21) $N03^{\circ}15'43''E$, a distance of 49.75 feet to a set $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP. COR.", for the northwest corner of the herein described tract, and



22) N78°15'58"E, a distance of 373.26 feet returning to the POINT OF BEGINNING and containing 13.46 acres (586,450 square feet) of land, more or less.

V&A Job No. 2329-006-016

June 13, 2014

Revised August 12, 2014

Certified this 12th day of August, 2014



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6347
Vickrey & Associates, Inc.

