SG/cla
02/18/2016
Z-19

CASE NO. Z2016070

AN ORDINANCE 2016-02-18-0139

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 5.540 acres of land out of NCB 15329 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Overlay Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Overlay 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 February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-19 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)**
Date:	02/18/2016
Time:	03:14:03 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016070 (Council District 6): A Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Airport Hazard Overlay District on 5.540 acres of land out of NCB 15329 located at the Southwest Corner of Richland Hills Drive and Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16018)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2016070

D·A·MAWYER
LAND SURVEYING

—ZONING—

METES AND BOUNDS DESCRIPTION
FOR A
5.54 ACRE TRACT OF LAND

Being 5.54 acres of land situated in the City of San Antonio, Bexar County, Texas, out of the J.W. McCamley Survey No. 70, Abstract No. 470, County Block 4329, New City Block 15329, and being a portion of a 12.31 acre tract of land as recorded in Volume 9915, Page 1162, of the Official Public Records of Bexar County, Texas and said 5.54 acre tract being more particularly described as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwesterly right-of-way line of Ingram Road, and being in the Northeasterly line of a Drainage Right-of-Way for the City of San Antonio as recorded in Volume 9519, Page 32 of the Official Public Records of Bexar County, Texas and being the Southeasterly corner of this herein described 5.54 acre tract of land;

Thence departing the Northwesterly right of way of Ingram Road and with the Northeasterly line of said City of San Antonio Drainage Right-of-Way, and with a Curve to the Right, having an Arc length of 340.49 feet, a Radius of 1548.90 feet, a Delta Angle of 12° 35' 43", a Tangent length of 170.94 feet, with a Chord Bearing and Distance of N 52° 04' 59" W, 339.81 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR" set in the Southwesterly line of this herein described 5.54 acre tract of land;

Thence continuing with said City of San Antonio Drainage Right-of-Way, N 45° 47' 38" W a distance of 284.63 feet to a point for the Southwesterly corner of this herein described 5.54 acre tract of land;

Thence departing said City of San Antonio Drainage Right-of-Way, and across said 12.293 acre tract of land, N 44° 57' 28" E a distance of 413.95 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly right-of-way line of Richland Hills Drive, and being the Northerly corner of this herein described 5.54 acre tract of land;

THENCE with the Southwesterly right-of-way line of Richland Hills Drive the following calls:

With a curve to the Left, having an Arc length of 182.35 feet, a Radius of 1131.28 feet, with a Delta Angle of 09° 14' 07", a Tangent length of 91.14 feet, with a Chord Bearing and Distance of S 45° 50' 22" E, 181.69 feet to a ½" iron pin with cap stamped "PD" found in a Northeasterly line of this herein described 5.54 acre tract of land;

With a curve to the Right, having an Arc length of 36.43 feet, a Radius of 567.05 feet, with a Delta Angle of 03° 40' 53", having a Tangent length of 18.22 feet, with a Chord Bearing and Distance of S 48° 44' 40" E, 36.43 feet to a ½" iron pin with cap stamped "PD" found on the Easterly line of this herein described 5.54 acre tract of land;

With a curve to the Left, having an Arc length of 108.88 feet, a Radius of 567.05 feet, with a Delta Angle of 11° 00' 05", having a Tangent length of 54.61 feet, with a Chord Bearing and Distance of S 52° 19' 30" E, 108.71 feet to a ½" iron pin with cap stamped "PD" found in a Northeasterly line of this herein described 5.54 acre tract of land;

With a curve to the Left, having an Arc length of 80.00 feet, a Radius of 1138.28 feet, with a Delta Angle of 04° 01' 37", having a Tangent length of 40.02 feet, with a Chord Bearing and Distance of S 59° 53' 53" E, 79.99 feet to a ½" iron pin with cap stamped "PD" found in a Northeasterly line of this herein described 5.54 acre tract of land;

Attachment A

and S 61° 41' 31" E a distance of 88.66 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Northerly corner cutback at the intersection of Richland Hills Drive and Ingram Road, and being an Easterly corner of this herein described 5.54 acre tract of land;

Thence with the Corner cutback at the intersection of Richland Hills Drive and Ingram Road, with a curve to the right, having an Arc length of 23.98 feet, a Radius of 15.00 feet, with a Delta Angle of 91° 35' 49", having a Tangent length of 15.42 feet, with a Chord Bearing and Distance of S 16° 01' 23" E, 21.51 feet to a ½" iron pin with cap stamped "PD" found in the Westerly line of Ingram Road for an Easterly corner of this herein described 5.54 acre tract of land;

Thence with the Northerly right-of-way line of said Ingram Road, S 29° 48' 17" W a distance of 437.93 feet to the POINT OF BEGINNING and containing a 5.54 acre tract of land;

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.
Prepared this the 3rd day of December 2015. (REV.)

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell, New Braunfels, Tx 78130
BRD046 – Richland Hills 5.540 AC MB

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR
2/17/2016