SG/cla
11/19/2015
Z-7

CASE NO. Z2015304

AN ORDINANCE 2015-11-19-0987

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 53.434 acres of land out of NCB 17983, from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land all out of NCB 17983.

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 29th, 2015.

PASSED AND APPROVED this 19th day of November, 2015.

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-7 (in consent vote: 27, 29, P-1, Z-1, P-2, Z-2, Z-4, Z-5, Z-6, P-3, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, P-4, Z-20, Z-22, P-5, Z-24)**
Date:	11/19/2015
Time:	02:34:55 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015304 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land on Lots P-9, P-9A, P-9C, P-2, P-10, P-2A, P-1, P-3F, P-3G, NCB 17983 located at 2694 Foster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 15087)
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			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

Z2015304

Maverick
Land Surveying Co.

Area 1

September 9, 2015
Job No. 51428-03
Sheet 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

5.307 ACRE PARCEL

DESCRIPTION of a 5.307 acre parcel of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of New City Block 17983 and being a portion of a 111.698 acre tract of land conveyed unto MFP Foster Ranch, LP by warranty deed dated May 17, 2007 and recorded in Volume 13069, Page 1666 of the Bexar County, Texas, Real Property Records, in all said 5.307 acre parcel being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the on the east right-of-way line of Foster Road (a 83 foot wide public right-of-way at this point), at the west corner of said 111.698 acre tract for the west corner and POINT OF BEGINNING of this parcel,

THENCE, along the east right-of-way line of said Foster Road and with the west line of said 111.698 acre tract, North 00° 30' 20" West, (bearing basis said Volume 13069, Page 1666), 52.63 feet to a point on the current City of San Antonio city limit line per ordinance 61631, dated November 25, 1985 (city limit line described therein as being 600 feet northwest of the northwest right-of-way line of Interstate Highway 10) for the northwest corner of this parcel,

THENCE, across said 111.698 acre tract and with the current city limit line (line being 600 feet north of and parallel to the north right-of-way line of said Interstate Highway 10), North 69° 47' 35" East, 699.82 feet to a point for the northeast corner of this parcel,

THENCE, continuing across said 111.698 acre tract, South 20° 12' 25" East, 400.00 feet to a point for the southeast corner of this parcel,

THENCE, continuing across said 111.69 acre tract and along a line 200 feet north of and parallel to the north right-of-way line of said Interstate Highway 10, South 69° 47' 35" West, 594.01 feet to a ½ inch iron rod found on the east line of the remaining portion of Lot 2, Block 3, New City Block 17983, JACK-IN-THE-BOX, FOSTER ROAD @ I.H. 10 as shown by plat recorded in Volume 9525, Page 89 of the Bexar County, Texas Deed and Plat Records, for the southwest corner of this parcel,

THENCE, along the east line of said remaining portion of Lot 2, Block 3 and east line Lot 3, Block 3, New City Block 17983, D & D CAR WASH, FOSTER ROAD as shown be plat recorded in Volume 9574, Page 179 said Deed and Plat Records, North 00° 34' 14" West, 288.56 feet to a mag nail found at the northeast corner of said Lot 3, Block 3 for an interior corner of this parcel,

THENCE, South 89° 25' 35" West, at 231.14 feet pass the northwest corner of said Lot 3, Block 3, in all a distance of 234.14 feet to the POINT OF BEGINNING. CONTAINING in all 231,154 square feet or 5.307 acres of land, more or less; a zoning exhibit map of same date also prepared on sheet 2 of 2.

STATE OF TEXAS REGISTERED JACOB W. ODER 5846 PROFESSIONAL LAND SURVEYOR

MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700

Attachment A

Z2015304

Maverick
Land Surveying Co.

Area 2

September 10, 2015
Job No. 51428-04
Sheet 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

46.148 ACRE PARCEL

DESCRIPTION of a 46.148 acre parcel of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of New City Block 17983 and being a portion of a 111.698 acre tract of land conveyed unto MFP Foster Ranch, LP by warranty deed dated May 17, 2007 and recorded in Volume 13069, Page 1666 of the Bexar County, Texas, Real Property Records, in all said 46.148 acre parcel being more particularly described as follows:

BEGINNING at a point on the on the north right-of-way line of Interstate Highway 10 (U.S. Highway 90), being South 69° 47' 35" West, 812.01 feet from a ½ inch iron rod found at the southwest cut-back corner of the intersection of said Interstate Highway 10 (U.S. Highway 90) and Woodlake Parkway (a 86 foot wide public right-of-way as shown by plat of HORIZON POINTE SUBDIVISION UNIT 2 recorded in Volume 9575, Pages 184-187 of the Bexar County, Texas, Deed and Plat Records) for the southeast corner and POINT OF BEGINNING of this parcel,

THENCE, along the north right-of-way line of said Interstate Highway 10 and the south line of said 111.698 acre tract, South 69° 47' 35" West, (bearing basis said Volume 13069, Page 1666), 3,043.98 feet to a TxDot monument found and South 81° 24' 50" West, 306.36 feet to a TxDot monument found at the southwest corner of this parcel,

THENCE, across said 111.698 acre tract, North 20° 12' 25" West, 600.00 feet to a point on the current City of San Antonio city limit line per ordinance 61631, dated November 25, 1985 (city limit line described therein as being 600 feet northwest of the northwest right-of-way line of Interstate Highway 10) for the northwest corner of this parcel,

THENCE, continuing across said 111.698 acre tract, along said city limit line and with a line 600 feet north of and parallel to the north right-of-line of said Interstate Highway 10, North 69° 47' 35" East, 61.06 feet to a point, North 81° 24' 50" East, 306.36 feet to a point and North 69° 47' 35" East, 2,982.92 feet to a point for the northeast corner of this parcel,

THENCE, South 20°12' 25" East, 600.00 feet to the POINT OF BEGINNING. CONTAINING in all 2,010,201 square feet or 46.148 acres of land, more or less; a zoning exhibit map of same date also prepared on sheet 2 of 2.

STATE OF TEXAS
REGISTERED
JACOB W. ODER
5846
PROFESSIONAL
LAND SURVEYOR

MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700

Z2015304

Maverick
Land Surveying Co.

Area 3

August 14, 2015
Job No. 51428-03
Sheet 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

1.979 ACRE PARCEL

DESCRIPTION of a 1.979 acre parcel of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of New City Block 17983 and being a portion of a 111.698 acre tract of land conveyed unto MFP Foster Ranch, LP by warranty deed dated May 17, 2007 and recorded in Volume 13069, Page 1666 of the Bexar County, Texas, Real Property Records, in all said 1.979 acre parcel being more particularly described as follows:

BEGINNING at a point on the on the west right-of-way line of Woodlake Parkway (a 86 foot wide public right-of-way as shown by plat of HORIZON POINTE SUBDIVISION UNIT 2 recorded in Volume 9575, Pages 184-187 of the Bexar County, Texas, Deed and Plat Records), being North 20° 12' 25" West, 150.01 feet from a ½ inch iron rod found at the northwest cut-back corner of the intersection of Interstate Highway 10 (U.S. Highway 90) and said Woodlake Parkway for the southeast corner and POINT OF BEGINNING of this parcel,

THENCE, across said 111.698 acre tract and along a line 200 feet north of and parallel to the north right-of-way line of said Interstate Highway 10, South 69°47'35" West, (bearing basis said Volume 13069, Page 1666), 862.00 feet to a point for the southwest corner of this parcel,

THENCE, continuing across said 111.698 acre tract, North 20° 12' 25" West, 100.00 feet to a ½ inch iron rod found at an interior of said 111.698 acre tract for the northwest corner of this parcel,

THENCE, with the easterly, north line of said 111.698 acre tract and along a line 300 feet north of and parallel to the north right-of-way line of said Interstate Highway 10, North 69° 47' 35" East, 862.00 feet to a ½ inch iron rod found on the west right-of-way line of said Woodlake Parkway at the easternmost, northeast corner of said 111.698 acre tract for the northeast corner of this parcel,

THENCE, along said west right-of-way line, South 20°12' 25" East, 100.00 feet to the POINT OF BEGINNING. CONTAINING in all 86,200 square feet or 1.979 acres of land, more or less; a zoning exhibit map of same date also prepared on sheet 2 of 2.

STATE OF TEXAS REGISTERED JACOB W. ODER 5846 PROFESSIONAL LAND SURVEYOR

MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700