SG/cla
08/21/2014
Z-13

CASE NO. Z2014191

AN ORDINANCE 2014-08-21-0636

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 13.135 acres out of Parcel 3, NCB 15911 from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor 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 August 31, 2014.

PASSED AND APPROVED this 21st day of August, 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-13 (in consent vote: Z-1, P-1, Z-2, P-3, Z-4, Z-5, Z-6, Z-8, P-4, Z-9, Z-10, P-5, Z-11, Z-12, P-6, Z-13, Z-14)**
Date:	08/21/2014
Time:	02:13:25 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014191 (District 10): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 13.135 acres out of Parcel 3, NCB 15911 located on portions of the 11100 - 11200 Blocks of Interstate Highway 35 North. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment 14062)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			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				
Michael Gallagher	District 10		x				x

KFW SURVEYING
Firm License No. 10122300

FIELD NOTES
FOR
TRACT 1
2.981 ACRES

An 2.981 acre tract of land out of the J. Scott Survey No. 323, Abstract 676, New City Block 15911 in the City of San Antonio, Bexar County, Texas and being out of a remaining portion of a tract described as 158.867 acres as conveyed to Crosswinds Land Partnership Limited of record in Volume 6175 Page 1463 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the southeast right-of-way line of Crosswinds Way, an 86' wide right of way of record in Volume 9538 Page 133 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of Lot 40, Block 1, New City Block 15911 as shown on plat of the Crosswinds Way/IH 35 Subdivision of record in Volume 9611 Page 88 of the Deed and Plat Records of Bexar County, Texas and the west corner of the tract described herein;

THENCE: N 02° 50' 08" W, along and with the southeast right of way line of Crosswinds Way, a distance of **36.56 feet**, to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a non-tangent point of curvature;

THENCE: Along and with the southeast right of way line of Crosswinds Way with a curve to the right having a radius of **657.00 feet**, a central angle of **19° 18' 08"**, an arc length of **221.34 feet** and a chord bearing and distance of **N 08° 57' 22 E, 220.29 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the north corner of the tract described herein and the west corner of Tract 2, 1.578 acres also surveyed this date;

THENCE: Departing the southeast right of way of Crosswinds Way, into and across said remainder of said 158.867 acres, along and with the south line of Tract 2 the following three (3) courses and distances:

1. **S 88° 13' 14" E**, a distance of **235.96 feet** to a set PK nail with washer stamped "KFW SURVEYING" for a corner,

2. **N 56° 52' 57" E**, a distance of **157.51 feet** to a set PK nail with washer stamped "KFW SURVEYING" for a corner, and

3. **N 81° 09' 55" E**, a distance of **29.00 feet** to a set PK nail with washer stamped "KFW SURVEYING" for the southeast corner of Tract 2, an angle in the west line of Tract 3, 8.576 acres and the northeast corner of the tract described herein;

THENCE: S 27° 03' 23" E, along and with the west line of said Tract 3, a distance of **246.24 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the northeast corner of the aforementioned Lot 40 and the southeast corner of the tract described herein;

THENCE: Along and with the north line of said Lot 40 the following three (3) courses and distances:

1. **S 56° 52' 57" W**, a distance of **215.53 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner,

2. **S 75° 09' 28" W**, a distance of **40.00 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" from which a found bent ½" iron rod bears S 44° 23' 44" E, a distance of 0.7 feet, and

3. **N 88° 13' 14" W**, a distance of **321.89 feet** to the **POINT OF BEGINNING** and containing 2.981 acres or 129,845 square feet, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83(2011) Texas State Plane South Central Zone.

STATE OF TEXAS
REGISTERED
HENRY C. CASAL, JR.
4905
PROFESSIONAL
LAND SURVEYOR

8-13-14

Job No.:	14-075
Prepared by:	KFW Surveying
Date:	July 17, 2014
Revised:	August 13, 2014
File:	S:\Draw 2014\ 14-075 Crown Equipment\DOCS\fn TR1 2.981 ACRES.doc

KFW SURVEYING
Firm License No. 10122300

FIELD NOTES
FOR
TRACT 2
1.578 ACRES

A 1.578 acre tract of land out of the J. Scott Survey No. 323, Abstract 676, New City Block 15911 in the City of San Antonio, Bexar County, Texas and being out of a remaining portion of a tract described as 158.867 acres as conveyed to Crosswinds Land Partnership Limited of record in Volume 6175 Page 1463 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found ½" iron rod in the southeast right-of-way line of Crosswinds Way, an 86' wide right of way of record in Volume 9538 Page 133 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of Lot 40, Block 1, New City Block 15911 as shown on plat of the Crosswinds Way/IH 35 Subdivision of record in Volume 9611 Page 88 of the Deed and Plat Records of Bexar County, Texas and the west corner of Tract 1, 2.981 acres also surveyed this date;

THENCE: N 02° 50' 08" W, along and with the southeast right of way line of Crosswinds Way, a distance of 36.56 feet, to a set PK nail with washer stamped "KFW SURVEYING" for a non-tangent point of curvature;

THENCE: Along and with the southeast right of way line of Crosswinds Way with a curve to the right having a radius of 657.00 feet, a central angle of 19° 18' 08", an arc length of 221.34 feet and a chord bearing and distance of N 08° 57' 22 E, 220.29 feet to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the **POINT OF BEGINNING** and west corner of the tract described herein and the northwest corner of Tract 1;

THENCE: Continuing along and with the southeast right of way line of Crosswinds Way with a curve to the right having a radius of **657.00 feet**, a central angle of **33° 25' 48"**, an arc length of **383.34 feet** and a chord bearing and distance of **N 35° 19' 20 E, 377.92** feet to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the north corner of the tract described herein and the northwest corner of Tract 3, 8.856 acres also surveyed this date;

THENCE: Into and across said remainder of said 158.867 acres, along and with the west line of Tract 3 the following three (3) courses and distances:

1. **S 33° 07' 03" E**, a distance of **168.01 feet** to a ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner,

2. **N 56° 52' 57" E,** a distance of **26.00 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner, and

3. **S 33° 07' 03" E**, a distance of **117.79 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the northeast corner of Tract 1, an angle in the west line of Tract 3 and the southeast corner of the tract described herein;

THENCE: Along and with the north line of said Tract 1 the following three (3) courses and distances:

1. **S 81° 09' 55" W**, a distance of **29.00 feet** to a set PK nail with washer stamped "KFW SURVEYING" for a corner,

2. **S 56° 52' 57" W**, a distance of **157.51 feet** to a set PK nail with washer stamped "KFW SURVEYING" for a corner, and

3. **N 88° 13' 14" W**, a distance of **235.96 feet** to the **POINT OF BEGINNING** and containing 1.578 acres or 68,726 square feet, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83(2011) Texas State Plane South Central Zone.

STATE OF TEXAS
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HENRY C. CASAL, JR.
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LAND SURVEYOR

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Revised:	August 13, 2014
File:	S:\Draw 2014\ 14-075 Crown Equipment\DOCS\fn TR2 1.578 ACRES.doc

KFW SURVEYING
Firm License No. 10122300

FIELD NOTES
FOR
TRACT 3
8.576 ACRES

An 8.576 acre tract of land out of the J. Scott Survey No. 323, Abstract 676, New City Block 15911 in the City of San Antonio, Bexar County, Texas and being out of a remaining portion of a tract described as 158.867 acres as conveyed to Crosswinds Land Partnership Limited of record in Volume 6175 Page 1463 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with MBC cap in the north right-of-way line of IH 35, a 300' wide right-of-way, for the southeast corner of Lot 40, Block 1, New City Block 15911 as shown on plat of the Crosswinds Way/IH 35 Subdivision of record in Volume 9611 Page 88 of the Deed and Plat Records of Bexar County, Texas and the south corner of the tract described herein;

THENCE: N 33° 07' 03" W, along and with the east line of said Lot 40, a distance of **238.99 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the northeast corner of Lot 40 and an angle in the west line of the tract described herein;

THENCE: N 27° 03' 23" W, into and across said remainder of 158.867 acres, along and with the east line of Tract 1, 2.981 acres also surveyed this date, a distance of **246.24 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the northeast corner of Tract 1, the southeast corner of Tract 2, 1.578 acres also surveyed this date and an angle in the west line of the tract described herein;

THENCE: Continuing into and across said remainder of 158.867 acres and along and with the east line of Tract 2 the following three (3) courses and distances:

1. **N 33° 07' 03" W**, a distance of **117.79 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner,

2. **S 56° 52' 57" W**, a distance of **26.00** feet to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner, and

3. **N 33° 07' 03" W**, a distance of **168.01 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" on the southeast right of way line of Crosswinds Way, an 86' wide right of way of record in Volume 9538 Page 133 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of Tract 2 and the northwest corner of the tract described herein;

THENCE: Along and with the southeast right of way line of Crosswinds Way with a curve to the right having a radius of **657.00 feet**, a central angle of **04° 50' 44"**, an arc length of **55.56 feet** and a chord bearing and distance of **N 54° 27' 36" E, 55.55 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a point of tangency;

THENCE: N 56° 52' 58" E, along and with the southeast right of way line of Crosswinds Way, a distance of **401.85 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for the northwest cut back corner with the west right of way of Tech Com, a 70' wide right of way of record in Volume 9612 Page 144 of the Deed and Plat Records of Bexar County, Texas and the north corner of the tract described herein;

THENCE: Along and with the west right of way line of Tech Com the following six (6) courses and distances:

1. **S 78° 09' 42" E**, a distance of **35.08 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner,

2. **S 33° 12' 21" E**, a distance of **75.39 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a point of curvature,

3. With a curve to the left having a radius of **4035.00 feet**, a central angle of **04° 05' 23"**, an arc length of **288.01 feet** and a chord bearing and distance of **S 35° 15' 03" E, 287.95 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a point of reverse curvature,

4. With a curve to the right having a radius of **3965.00 feet**, a central angle of **04° 06' 19"**, an arc length of **284.09 feet** and a chord bearing and distance of **S 35° 14' 35" E, 284.03 feet**, to a point of tangency,

5. **S 33° 11' 25" E**, a distance of **75.02 feet** to a set ½" iron rod with blue cap stamped "KFW SURVEYING" for a corner, and

6. **S 11° 50' 46" W**, a distance of **35.33 feet** to a calculated point inundated at the time of this survey on the north right of way line of IH 35, for the southeast corner of the tract described herein;

THENCE: S 56° 51' 24" W, along and with the north right of way line of IH 35 a distance of **478.67 feet** to the **POINT OF BEGINNING** and containing 8.576 acres or 373,587 square feet, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83(2011) Texas State Plane South Central Zone.

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REGISTERED
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