

AN ORDINANCE 2012-05-03-0336

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 a 50.99 acre tract of land out of NCB 12173 and NCB 12174 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

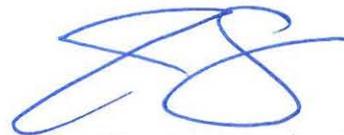
**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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.

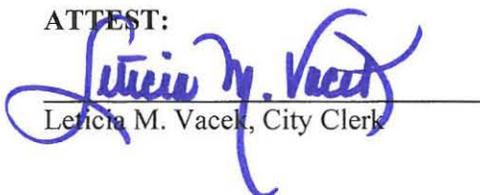
**SECTION 5.** This ordinance shall become effective May 13, 2012.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of May 2012.



M A Y O R  
Julián Castro

ATTEST:

  
Lencha M. Vacek, City Clerk

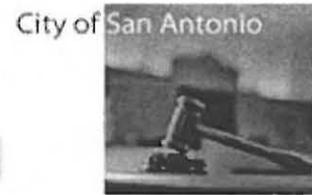
APPROVED AS TO FORM:

  
Michael D. Bernard, City Attorney

fo



Request for  
**COUNCIL  
ACTION**



## Agenda Voting Results - Z-6

| <b>Name:</b>        | Z-6   |             |     |     |         |        |        |
|---------------------|---|-------------|-----|-----|---------|--------|--------|
| <b>Date:</b>        | 05/03/2012  |             |     |     |         |        |        |
| <b>Time:</b>        | 02:45:44 PM   |             |     |     |         |        |        |
| <b>Vote Type:</b>   | Other: C2 Na  |             |     |     |         |        |        |
| <b>Description:</b> | ZONING CASE # Z2012097 (District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a 50.99 acre tract of land out of NCB 12173 and NCB 12174 located at 4050 Eisenhower Road . Staff recommends approval. Zoning Commission recommendation pending the May 1, 2012 public hearing. |             |     |     |         |        |        |
| <b>Result:</b>      | Passed  |             |     |     |         |        |        |
| Voter               | Group   | Not Present | Yea | Nay | Abstain | Motion | Second |
| Julián Castro       | Mayor   |             | x   |     |         |        |        |
| Diego Bernal        | District 1  |             | x   |     |         |        |        |
| Ivy R. Taylor       | District 2  |             | x   |     |         | 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   |     |         |        | x      |
| W. Reed Williams    | District 8  |             | x   |     |         |        |        |
| Elisa Chan          | District 9  |             | x   |     |         |        |        |
| Carlton Soules      | District 10   |             | x   |     |         |        |        |

CONSULTING ENGINEERS

**METES AND BOUNDS DESCRIPTION  
25.96 ACRES OUT OF NEW CITY BLOCK 12173  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS**

Being a 25.96 acre (1,130,770 square feet) tract of land out of New City Block 12173, City of San Antonio, Bexar County, Texas, said 25.96 acre tract being that same tract of land called 25.96 acres, Tract II, and described by Special Warranty Deed from Texas CPS Radio Broadcasting LP, to BMP San Antonio Asset Company, LP, recorded in Volume 12911, Page 2291, Official Public Records of Real Property of Bexar County, Texas, said 25.96 acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983 (CORS), Texas State Plane Coordinate System, South Central Zone:

**BEGINNING** at a found ½" iron rod with cap stamped "PD", on the north R.O.W. line of said Eisenhower Road, same point also being the southeast corner of said Tract II, for the southeast corner of the herein described tract;

THENCE, South 89°57'01" West (Record Bearing: North 89°44'00" West), continuing along the common line of said R.O.W. and Tract II, a distance of 1,131.00 feet, to a found ½" iron rod at the southwest corner of said Tract II, same point also being the southeast corner of an 18-foot wide alley as shown on subdivision plat for East Terrell Hills, Unit 2, Section 4 Subdivision, recorded in Volume 4500, Page 134, Deed and Plat Records of Bexar County, Texas, for the southwest corner of the herein described tract;

THENCE, North 00°02'44" West, departing said common line and continuing along the common line of said Tract II and 18-foot wide alley, a distance of 999.98 feet (Record Call: North, 00°16'00" East, 1,000.01 feet), to a found ½" iron rod with cap stamped "PD" at the northwest corner of said Tract II, same point also being the southwest corner of a 1.120 acre tract recorded in Volume 14007, Page 97, Official Public Records of Real Property of Bexar County, Texas, for the northwest corner of the herein described tract;

THENCE, North 89°58'07" East (Record Bearing: South 89°43'09" East), departing said common line and continuing along the common line of said Tract II and 1.120 acre tract, a distance of 1,131.00 feet, to a point on the west line of Lot 1, Block 3, New City Block 12525, as shown on subdivision plat for East Terrell Hills Unit 2, Section 3 Subdivision, recorded in Volume 4181, Page 130, Deed and Plat Records of Bexar County, Texas, same point also being the southeast corner of said 1.120 acre tract and the northeast corner of said Tract II, for the northeast corner of the herein described tract;

THENCE, South 00°02'44" East, along the common line of said Lot 1, Tract II, Fonville Drive (50-foot wide R.O.W.), as shown in said subdivision plat for East Terrell Hills Unit 2, Section 3 Subdivision, and a portion of Block 7, New City Block 12529, as shown on subdivision plat for East Terrell Hills Unit 2, Section 2 Subdivision, recorded in Volume 3909, Page 442, Deed and Plat Records of Bexar County, Texas, at a distance of 994.62 feet, passing the southwest corner of said portion of Block 7, continuing along the east line of said Tract II, a total distance of 999.62 feet (Record Call: South 00°16'00" West, 999.73 feet), to the **POINT OF BEGINNING** and containing 25.96 acres (1,130,770 square feet) of land more or less.



Z2012097

Job No. 2308-001-104  
JED m&b 25.96 acre tract  
August 4, 2010

Certified this 4<sup>th</sup> day of August, 2010

  
John E. DeHan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6042  
Vickrey & Associates, Inc.



**POLITICAL SUBDIVISION DESCRIPTION  
OF 25.03 ACRES OUT OF NEW CITY BLOCK 12174  
CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS**

Being a 25.03 acre political subdivision (P.S.) out of New City Block (N.C.B.) 12174, City of San Antonio, Bexar County, Texas, said 25.03 acre tract being out of that same tract of land called 25.26 acres, Tract I, described by Special Warranty Deed from Texas CBS Radio Broadcasting LP, to BMP San Antonio Asset Company, LP, recorded in Volume 12911, Page 2291, Official Public Records of Real Property (O.P.R.), all instruments cited herein are recorded in Bexar County, Texas, said 25.03 acre tract being more particularly described as follows, with all bearings and distances being referenced to description for said 25.26 acre tract:

**BEGINNING** at a point on the south Right-of-Way (R.O.W.) line of Eisenhower Road (variable width R.O.W.), same point also being the northeast corner of Tract A, N.C.B. 12371, as shown on subdivision plat recorded in Volume 3975, Page 76, Deed and Plat Records (D.P.R.) and the northwest corner of said 25.26 acre tract, for the northwest corner of the herein described P.S.;

THENCE, S89°44'00"E, along the common line of said R.O.W. and 25.26 acre tract, a distance of 1,108.89 feet to the northeast corner of said 25.26 acre tract, same point also being the northwest corner of a 15-foot wide alley as shown on subdivision plat for East Terrell Hills, Unit 3, Section I, recorded in Volume 3850, Page 27, D.P.R., for the northeast corner of the herein described P.S.;

THENCE, S00°03'08"E, departing said common line, along the common line of said 25.26 acre tract, said 15-foot wide alley, and Lot 20 – 22, Block 9, N.C.B. 12379, as shown on subdivision plat for East Terrell Hills, Unit 7, recorded in Volume 4700, Page 18, D.P.R., a distance of 975.44 feet to a point on the west line of said Lot 22, same point also being the northeast corner of Lot 25, Block 9, N.C.B. 12379, as shown on subdivision plat for East Terrell Hills, Unit 8, recorded in Volume 4700, Page 137, D.P.R., and the southeast corner of said 25.26 acre tract, for the southeast corner of the herein described P.S.;

THENCE, S89°26'29"W, departing said common line, along the common line of said 25.26 acre tract, Lots 25 – 29, Block 9, N.C.B. 12379, in said East Terrell Hills, Unit 8, and Lots 30 – 40, Block 9, N.C.B. 12379, as shown on subdivision plat for East Terrell Hills, Unit 10, recorded in Volume 4900, Page 158, D.P.R., at a distance of 1,035.10 feet passing the northwest corner of said Lot 40, same point also being an interior corner of said 25.26 acre tract, into and across said 25.26 acre tract, at a distance of 1100.12 feet passing the northeast corner of said Lot 42, Block 9, N.C.B. 12379 in said East Terrell Hills Unit 10, same point also being an interior corner of said 25.26 acre tract, continuing along the common line of said 25.26 acre tract and Lot 42, a total distance of 1108.90 feet to the southwest corner of said 25.26 acre tract, same point also being on the north line of said Lot 42, and being the southeast corner of said Tract A, for the southwest corner of the herein described P.S.;

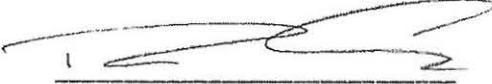
THENCE, N00°03'12"W departing said common line and along the common line of said 26.26 acre tract and Tract A, a distance of 991.41 feet returning to the **POINT OF BEGINNING** and containing 25.03 acres of P.S., more or less.

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.

The courses and distances reflected on this document are based on instrument recorded in Volume 12911, Page 2291, Official Public Records of Real Property, Bexar County, Texas.



04-13-12

Robert M. Anguiano, R.P.L.S  
Texas Registration No. 6347  
Vickrey & Associates, Inc.

