

AN ORDINANCE 2014-04-17-0270

**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 34.5 acres out of Lot 15, NCB 15894 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park 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.

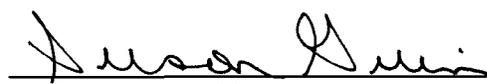
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective April 27, 2014.

**PASSED AND APPROVED** this 17<sup>th</sup> day of April 2014.

  
M A Y O R  
Julián Castro

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Robert F. Greenblum, City Attorney

Voting Results Interface

<b>Agenda Item:</b>	<b>Z-1 ( in consent vote: Z-1, Z-3, Z-4, Z-7, Z-9 )</b>						
<b>Date:</b>	04/17/2014						
<b>Time:</b>	02:13:24 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2014112 (District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 34.5 acres out of Lot 15, NCB 15894 located on a portion of the 7200 Block of Woodlake Parkway. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				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					
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

**POLITICAL SUBDIVISION OF APPROXIMATELY 34.5 ACRES  
OUT OF LOT 15, NEW CITY BLOCK 15894,  
WOODLAKE PARK MANUFACTURED HOUSING SUBDIVISION,  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being approximately 34.5 acres of political subdivision out of Lot 15, New City Block 15894, Woodlake Park Manufactured Subdivision, a subdivision in the City of San Antonio thereof recorded in Volume 9542, Page 68, Deed and Plat Records (DPR) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 34.5-acre tract also being out of land conveyed to Woodlake Estate, LP by General Warranty Deed recorded in Volume 8300, Page 281, Official Public Records of Real Property (OPR), said 34.5-acre political subdivision being more particularly described as follows, with all bearings being referenced to said subdivision plat:

**BEGINNING** at a point on the northeast right-of-way (ROW) of Woodlake Parkway, same point also being the south corner of a 5.664 acre tract conveyed to Zachry Realty, Inc. by Warranty Deed recorded in Volume 5279, Page 1472, OPR and the most westerly corner of said Lot 15, for the most westerly corner of the herein described political subdivision;

THENCE N 67°55'27" E, departing said ROW, along the common line of said 5.664 acre tract and Lot 15, a distance of 124.13 feet to a corner for said Lot 15, same point also being the southwest corner of the remaining portion of 127.99 acres conveyed to Dial Eisenhower, LP by Special Warranty Deed recorded in Volume 6790, Page 1949, OPR, for the most northerly corner of the herein described political subdivision;

THENCE S76°49'11"E, departing said common line, along the north line of said Lot 15 and along the south line of said remaining portion of 127.99 acres, a distance of 1,871.74 feet to a point on the west line of a 6.745-acre tract conveyed to the State of Texas by Deed recorded in Volume 7843, Page 1091, OPR, same point also being an angle point for said Lot 15, for the northeast corner of the herein described political subdivision;

THENCE S15°54'33"W, departing said common line and along the common line of said 6.745-acre tract and Lot 15, a distance of 656.50 feet to an interior angle for said Lot 15, same point also being the southwest corner of said 6.745-acre tract and a northwest corner for a 61.80-acre tract conveyed to Woodlake MHC, LLC by General Warranty Deed recorded in Volume 14798, Page 2035, OPR, for a corner of the herein described political subdivision;

THENCE departing said common line, into and across said Lot 15 and along the west line of said 61.80-acre tract, the following two (2) calls:

S21°52'41"W, 188.53 feet to an angle point on the west line of said 61.80-acre tract, for an angle point of the herein described political subdivision, and

S26°59'12"W, 273.21 feet returning to a point of curvature of a curve to the left on the northeast ROW of Woodlake Parkway, for the south corner of the herein described political subdivision;



THENCE along the common line of said Woodlake Parkway ROW and Lot 15, the following five (5) calls:

along said curve to the left, an arc length of 42.48 feet, with a radius of 1,496.22 feet to a tangent point, for a corner of the herein described political subdivision,

N63°0'14"W, a distance of 590.16 feet to a tangent point of curvature of a curve to the right, for a corner of the herein described political subdivision,

along said curve to the right, an arc length of 408.68 feet, with a radius of 1,419.26 feet, a central angle of 16°29'54", and a chord bearing and distance of N54°45'17"W, 407.27 feet to a tangent point, for a corner of the herein described political subdivision,

N46°30'20"W, a distance of 416.39 feet to a tangent point of curvature of a curve to the right, for a corner of the herein described political subdivision, and

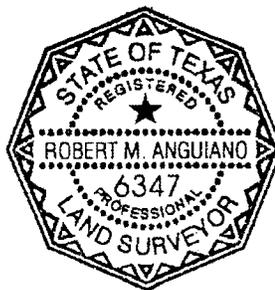
along said curve to the right, an arc length of 729.71 feet, with a radius of 1,302.36 feet, a central angle of 32°06'10", and a chord bearing and distance of N30°27'15"W, 720.20 feet, returning to the **POINT OF BEGINNING** and containing approximately 34.5 acres of political subdivision, more or less.

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 interest 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 subdivision plat for Woodlake Park Manufactured Housing Subdivision recorded in Volume 9542, Page 68, Deed and Plat Records, Bexar County, Texas, and description for said 61.80-acre tract recorded in Volume 14798, Page 2035, Official Public Records of Real Property of Bexar County, Texas.

Job No. 1714-112-001  
January 14, 2014  
Revised April 15, 2014

Certified this 15<sup>th</sup> day of April, 2014



A handwritten signature in black ink, appearing to read "Robert M. Anguiano", written over a horizontal line.

Robert M. Anguiano, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Certified Registration No. 6347  
Vickrey & Associates, Inc.



**LEGEND**

P.O.B. POINT OF BEGINNING  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
 R.O.W. RIGHT-OF-WAY

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	18°29'54"	1418.28'	408.88'	208.78'	N54°45'17"W	407.27'
C2	32°06'10"	1302.36'	729.71'	374.71'	N30°27'15"W	720.20'
C3	-	1496.22'	42.46'	-	-	-

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°55'27"E	124.13'



SCALE: 1"=400'

5.664 ACRE TRACT  
 OWNER: ZACHRY REALTY, INC.  
 DEED REFERENCE: VOL. 5279, PG. 1472, O.P.R.

REMAINING PORTION OF  
 127.99 ACRE TRACT  
 OWNER: DIAL EISENHAUER, L.P.  
 DEED REFERENCE: VOL. 6790, PG. 1949, O.P.R.

8.745 ACRE TRACT  
 OWNER: STATE OF TEXAS  
 DEED REFERENCE: VOL. 7843,  
 PG. 1091, O.P.R.

PORTION OF LOT 15 N.C.B. 15894  
 APPROXIMATELY 34.5 ACRES  
 WOODLAKE PARK MANUFACTURED  
 HOUSING SUBDIVISION  
 (VOL. 9642, PG. 68 D.P.R.)  
 (VESTING DEED: VOL. 8300, PG. 281, O.P.R.)  
 OWNER: WOODLAKE ESTATE, L.P.

PORTION OF LOT 15, N.C.B. 15894  
 WOODLAKE PARK MANUFACTURED  
 HOUSING SUBDIVISION  
 (VOL. 9542, PG. 68 D.P.R.)  
 81.80 ACRE TRACT  
 OWNER: WOODLAKE MHC, LLC  
 DEED REFERENCE: VOL. 14798, PG. 2035, O.P.R.

▲ REVISED ON 4/15/2014.



*[Signature]*  
 DATED 04-15-14  
 ROBERT M. ANGUIANO, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6347  
 VICKREY & ASSOCIATES, INC.  
 RANGUIANO@VICKREYNET.COM

**NOTE:**

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §883.21, 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.

POLITICAL SUBDIVISION OF APPROXIMATELY  
 34.5 ACRES OUT OF LOT 15,  
 NEW CITY BLOCK 15894

WOODLAKE PARK MANUFACTURED  
 HOUSING SUBDIVISION

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PAGE: 3 OF 3 DATE: JAN. 14, 2014



**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216  
 Telephone: (210)349-3271  
 TBPLS Firm Registration No.: 10004100