SG/cla
02/18/2016
Z-23

CASE NO. Z2016059

AN ORDINANCE 2016-02-18-0144

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 3.399 acres of land out of NCB 13666 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family 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, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-23 (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 # Z2016059 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.399 acres of land out of NCB 13666 located at 2700 and 2800 Babcock Road. Staff and Zoning Commission recommend Approval.
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	

Z2016059

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
3.399 ACRES

Being 3.399 acres, or 148,044 square feet, of land, more or less, being the remaining portion of Lot 5, and all of Lot 6, New City Block 13666, Oakdell Country Club Triangle Subdivision in the City of San Antonio, Bexar County, Texas recorded in Volume 6400, Page 128 of the Deed and Plat Records of Bexar County, Texas. Said 3.399 acres being more fully described as follows with bearings based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83.

BEGINNING: At a found ½ inch iron rod with a red cap stamped "Overby Descamps" on the northeast right-of-way line of Oakdell Way at the western most corner of the remaining portion of said Lot 5 and the south most corner of Lot 9, New City Block 13666, Casey Subdivision Unit 1 recorded in Volume 9521, Page 56 of the Deed and Plat records of Bexar County, Texas;

THENCE: Departing said right-of-way line and along the common line between said remaining portion of Lot 5 and said Lot 9, North 40 degrees 47 minutes 08 seconds East, a distance of 461.67 feet to a found ½ inch iron pin on the west right-of-way line of Babcock Road at the southeast corner of said Lot 9;

THENCE: Along the west right-of-way line of Babcock Road and the arc of a curve concave to the east, said curve having a radial bearing of North 83 degrees 25 minutes 35 seconds East, a radius of 1965.00 feet, a central angle of 20 degrees 33 minutes 42 seconds, a chord bearing and distance of South 16 degrees 51 minutes 17 seconds East, 701.40 feet, and an arc distance of 705.18 feet to a found ½ inch iron pin at a point of curvature;

THENCE: Along the arc of a curve to the right, said curve having a radial bearing of South 62 degrees 55 minutes 56 seconds West, a radius of 25.00 feet, a central angle of 88 degrees 28 minutes 52 seconds, a chord bearing and distance of South 17 degrees 10 minutes 22 seconds West, 34.88 feet, and an arc distance of 38.61 feet to a found ½ inch iron pin at a point of tangency;

THENCE: South 61 degrees 24 minutes 48 seconds West, a distance of 10.68 feet to a found ½ inch iron pin at a point of tangency;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

Attachment A

3.399 Acres
Job No. 9170-07

THENCE: Along the arc of a curve to the right, said curve having a radius of 70.00 feet, a central angle of 69 degrees 28 minutes 58 seconds , a chord bearing and distance of North 83 degrees 50 minutes 43 seconds West, 79.78 feet, and an arc distance of 84.89 feet to a found ½ inch iron pin on the northeast right-of-way line of Oakdell Way;

THENCE: Along the northeast right-of-way line of Oakdell Way, North 49 degrees 06 minutes 14 seconds West, a distance of 537.04 feet to the POINT OF BEGINNING and containing 3.399 acres of land in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE DAWSON CONSULTING ENGINEERS:
DATE: June 7, 2007
JOB No.: 9170-07
FILE: N:\Survey07\.doc

STATE OF TEXAS
REGISTERED
DAVID A. CA
4261
PROFESSIONAL
LAND SURVEYOR

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

LEGEND:
1 = FOUND IRON BAR
2 = SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142"
3 = "X" CHISELED IN CONCRETE
VOL. = VOLUME
PG. = PAGE
(F) = FIELD BEARING
(D) = DEED BEARING
(P) = PLAT BEARING
P.O.B. = POINT OF BEGINNING
O.P.R. = OFFICIAL PUBLIC RECORD
D.P.R. = DEED AND PLAT RECORD
= STORM DRAIN MANHOLE
= SANITARY SEWER
WM. = WATER METER
= DELTA ANGLE
= POWER POLE
OHE = OVER HEAD ELECTRIC
R.O.W. = RIGHT-OF-WAY
CONC. = CONCRETE
TRANS. = TRANSFORMER
TELE. = TELEPHONE
ELEC. = ELECTRIC
T-PED. = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
E.O.A. = EDGE OF ASPHALT
N.C.B. = NEW CITY BLOCK
CHD BRG = CHORD BEARING
CHD DIST = CHORD DISTANCE
= ELECTRIC METER
= GUY WIRE
RET. = RETAINING
COV. = COVERED

NORTH
SCALE: 1" = 50'

14' ELEC. GAS, TEL. AND C.A.T.V. EASEMENT (VOL. 9521, PG. 56, D.P.R.)

ASPHALT DRIVE

CONC. CURB

CONC. RET. WALL

CONC. DRAIN INLET

Δ =11°58'55"
R=1965.00'
L=410.93'
CHD BRG=
S 12°33'53" E
CHD DIST=410.19'

303.23'

25' BUILDING SETBACK LINE VOLUME 6400 PAGE 128, PLAT RECORDS

BABCOCK ROAD (VARIABLE WIDTH R.O.W.) (VOL. 14005, PG. 557, O.P.R.) & (VOL. 6400, PG. 128, D.P.R.)

47.39'

S 17°05'10" E 82.24' (F)
S 17°04'54" E 82.24' (D)

0.054 ACRE DEDICATION TO CITY OF SAN ANTONIO (VOL. 14005, PG. 557, O.P.R.)

VIA CITY BUS STOP

VIA SIGN

Δ =9°33'48"
R=1413.00'
L=235.85'
CHD BRG=
S 21°52'05" E
CHD DIST=235.58'

LOT 9
CASEY SUBDIVISION UNIT I
(VOL. 9521, PG. 56, D.P.R.)
ADDRESS: 2840 BABCOCK RD.

N 40°47'06" E 481.67' (F)
N 41°12'20" E 481.51' (D)

PORTION OF LOT 5
ADDRESS: 2800 BABCOCK RD.
(VOL. 6400 PG. 128, D.P.R.)
N.C.B. 13666

N 40°47'06" E 242.08' (F)
N 41°12'20" E 242.15' (D)

REMAINING PORTION OF 3.387 ACRES
OWNER: TETCO LAND, INC.
(VOL. 14232, PG. 2489, O.P.R.)

LOT 6
ADDRESS: 2700 BABCOCK RD.
(VOL. 6400 PG. 128, D.P.R.)

Δ =24°40'58"
R=25.00'
L=10.77'
CHD BRG=
S 49°04'19" W
CHD DIST=10.69'

BILLBOARD ON METAL BASE

S 61°24'48" W
10.68' (F)
S 61°46'19" W
10.76' (D)

25' BUILDING SETBACK LINE VOLUME 6400 PAGE 128, PLAT RECORDS

BOLLARD

14' ELEC. GAS, TEL. AND C.A.T.V. EASEMENT (VOL. 9521, PG. 56, D.P.R.)

P.O.B. WITH RED CAP MARKED "HENRY DESCAMPS"

288.63' (F)
288.64' (D)

248.41' (F)
248.25' (D)

CONC. WALK

N 49°06'14" W 537.04' (F)
N 48°37'40" W 536.69' (D)

OAKDELL ROAD
(60.0' R.O.W.)
(VOL. 9509, PG.24, D.P.R.)

Δ =69°28'53"
R=70.00'
L=84.89'
CHD BRG=
N 83°50'41" W
CHD DIST=79.78'

CONC. WALK

CATEGORY 1A, CONDITION II
LAND TITLE SURVEY OF
3.44 ACRES CONSISTING OF
PORTIONS OF LOT 5 AND 6,
NEW CITY BLOCK 13666
OAKDELL COUNTRY
CLUB TRIANGLE
(VOL. 6400, PG. 128, D.P.R.)
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

VOL. 6400, PG. 128, DEED AND PLAT RECORDS – SUBDIVISION PLAT (A&A)
VOL. 14232, PG. 2489, OFFICIAL PUBLIC RECORDS – SPECIAL WARRANTY DEED (A&A)
VOL. 4700, PG. 1908, OFFICIAL PUBLIC RECORDS – RESTRICTIONS (A&A)
VOL. 14005, PG. 557, OFFICIAL PUBLIC RECORDS – RIGHT-OF-WAY DEDICATION (A&A)

AREA: 3.344 ACRES
(145,672 SQUARE FEET)

STATE OF TEXAS
COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2008 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED LEMUEL T. SINCLAIR 5142 PROFESSIONAL LAND SURVEYOR

LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: JULY 20, 2015
UPDATE:
REVISION:

BUYER: TETCO STORES, L.P.
ADDRESS: 2700 & 2800 BABCOCK
G.F. NO. 2810009005
DRAWN BY: AS CREW CHIEF: BC

SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPLS FIRM NO.10028800
JOB NUMBER: S-201533095

Z201808