SG/cla
10/17/2013
Z-7

CASE NO. Z2013183

AN ORDINANCE 2013-10-17-0734

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 0.965 of an acre out of Lot 25, NCB 12830 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial 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 October 27, 2013.

PASSED AND APPROVED this 17th day of October 2013.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Michael D. Bernard, City Attorney

Agenda Item:	**Z-7 (in consent vote: P-1, Z-1, Z-4, Z-7)**
Date:	10/17/2013
Time:	02:24:14 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2013183 (District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.965 of an acre out of Lot 25, NCB 12830 located at 8214 Wurzbach Road. Staff and Zoning Commission recommend approval.
Result:	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
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Bury+Partners

0.965 ACRES
(42,031 Sq. Ft.)
103644-50006ex1R.dwg

FN NO. 103644-50006-1R
SEPTEMBER 20, 2013
JOB NO. R0103644-50006

FIELD NOTE DESCRIPTION

OF A 0.965 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT REMAINING PORTION OF LOT 25, N.C.B. 12830, AMERICAN CANCER SOCIETY SUBDIVISION, VOLUME 6200, PAGE 249, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AS CONVEYED TO 8214 NORTHACH, LLC BY DEED OF RECORD IN VOLUME 13511, PAGE 1733 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.965 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTHEASTERLY LINE OF SAID 0.9975 ACRE TRACT, BEING S 57° 00′ 30″ E:

BEGINNING, AT A FOUND ½ INCH IRON ROD LOCATED IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EWING HALSELL (60′ R.O.W.), BEING THE SOUTHWESTERLY CORNER OF LOT 45, NCB 12830, COLUMBIA/HCA PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9539, PAGE 117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID REMAINING PORTION OF 0.9975 ACRE TRACT;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EWING HALSELL, BEING THE SOUTHWESTERLY LINE OF SAID REMAINING PORTION OF 0.9975 ACRE TRACT, THE FOLLOWING COURSES:

N 57° 00′ 36″ W, A DISTANCE OF 210.27 FEET TO A SET CUT "X" IN CONCRETE;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 172.50 FEET, A CENTRAL ANGLE OF 05° 58′ 29″, AN ARC LENGTH OF 17.99 FEET AND A CHORD BEARING: N 48° 02′ 24″ W, A DISTANCE OF 17.98 FEET TO A SET CUT "X" IN CONCRETE;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.50 FEET, A CENTRAL ANGLE OF 48° 10′ 55″, AN ARC LENGTH OF 69.38 FEET AND A CHORD BEARING: N 20° 57′ 46″ W, A DISTANCE OF 67.35 FEET TO SET ½ INCH IRON ROD WITH IPI CAP AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EWING

ATTACHMENT A

HALSELL AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WURZBACH ROAD;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WURZBACH ROAD, THE FOLLOWING COURSES:

N 32° 50′ 34″ E, A DISTANCE OF 10.09 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 20° 04′ 37″ E, A DISTANCE OF 31.00 FEET TO A FOUND ½ INCH IRON ROD;

N 32° 40′ 15″ E, A DISTANCE OF 61.23 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP MARKING THE WESTERNMOST CORNER OF LOT 22, NCB 12830, TEXAS CRADLE SOCIETY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 6400, PAGE 19 OF SAID DEED AND PLAT RECORDS, BEING THE NORTHERNMOST CORNER OF SAID 0.9975 ACRE TRACT;

THENCE, S 57° 00′ 30″ E, LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WURZBACH ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 22 AND SAID REMAINING PORTION OF 0.9975 ACRE TRACT, A DISTANCE OF 290.28 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHERNMOST CORNER OF SAID LOT 22, BEING A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 45 AND THE NORTHEASTERLY CORNER OF SAID REMAINING PORTION OF 0.9975 ACRE TRACT;

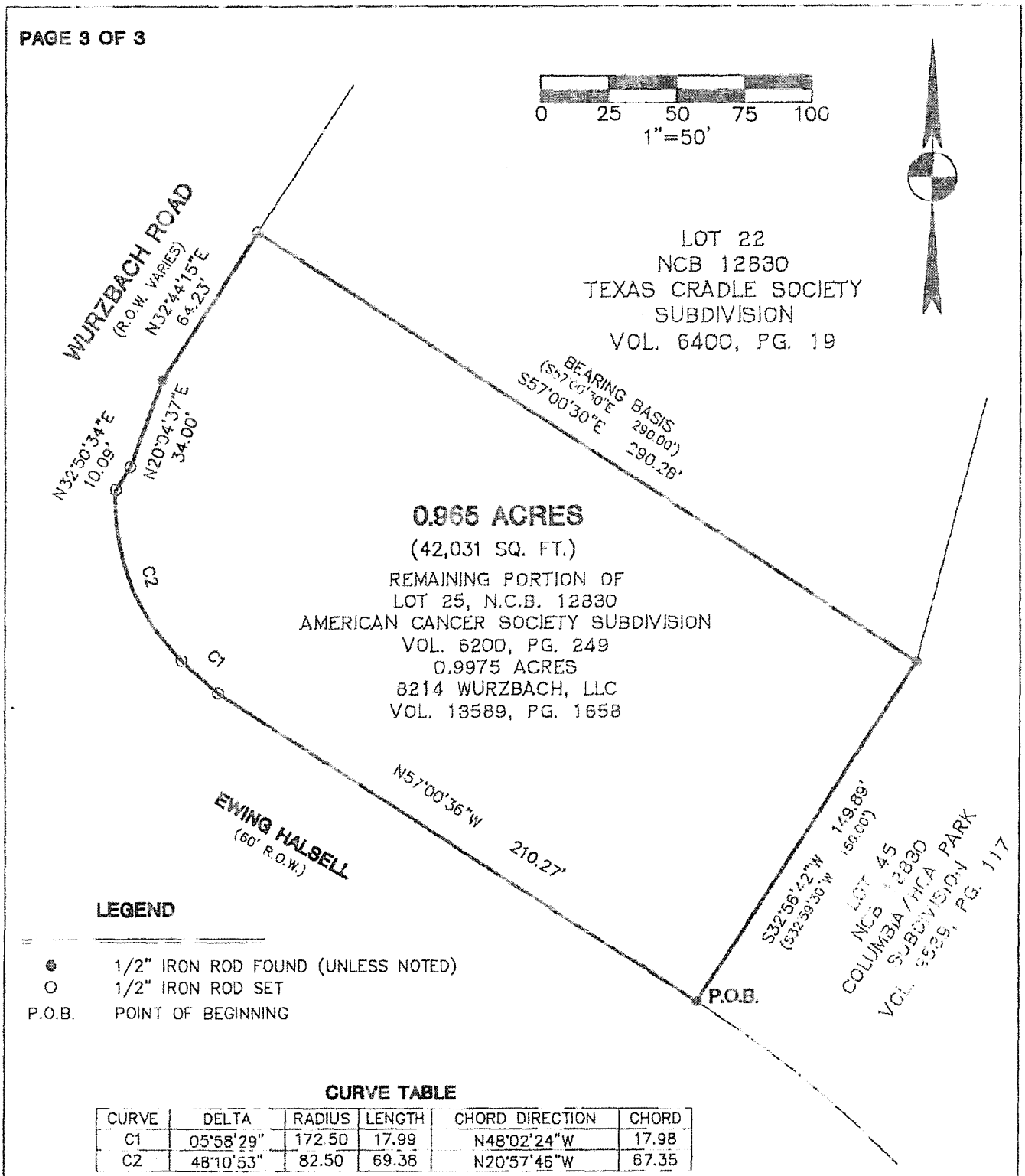
THENCE, S 32° 56′ 42″ W, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 45 AND SAID REMAINING PORTION OF 0.9975 ACRE TRACT, A DISTANCE OF 119.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.965 ACRES (42,031 SQ. FT.) OF LAND, MORE OR LESS.

"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."

9/20/13

HAL B. LANE III, R.P.L.S — DATE
TEXAS REGISTRATION NUMBER 4690
BURY & PARTNERS
ENGINEERS & SURVEYORS
922 IRON ROAD, SUITE #100
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
HAL B. LANE III
4690
REGISTERED
SURVEYOR



LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
O	1/2" IRON ROD SET
P.O.B.	POINT OF BEGINNING

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	05°58'29"	172.50	17.99	N48°02'24"W	17.98
C2	48°10'53"	82.50	69.38	N20°57'46"W	67.35

Bury+Partners
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0528
TBPE Registration Number F-1046
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SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 0.965 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT REMAINING PORTION OF 0.9975 ACRES CONVEYED TO 8214 WURZBACH, LLC BY DEED OF RECORD IN VOLUME 13589, PAGE 1653 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

8214 WURZBACH ROAD

DATE: 04/22/13	DRAWN BY: MTH	FILE: H:\103644\50006\103644-50006ex1.dwg	FN NO. 103644-50006-1	PROJECT No. R0103644-50006