

AN ORDINANCE 2014-10-02-0769

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 36.4 acres out of NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General 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.

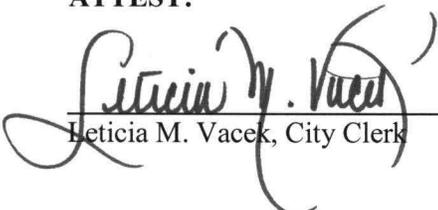
SECTION 5. This ordinance shall become effective October 12, 2014.

PASSED AND APPROVED this 2nd day of October 2014.


M A Y O R
Ivy R. Taylor

ATTEST:

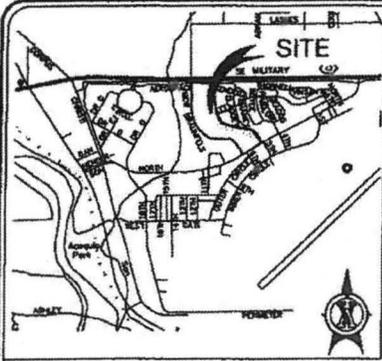
APPROVED AS TO FORM:


Leticia M. Vacek, City Clerk


for Robert F. Greenblum, City Attorney

Agenda Item:	Z-7 (in consent vote: 38, P-2, Z-2, Z-3, Z-4, P-3, Z-5, P-4, Z-6, P-5, Z-7, Z-8)
Date:	10/02/2014
Time:	02:10:39 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014228 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 36.4 acres out of NCB 10879 located on a portion of the 7800 Block of South New Braunfels Avenue. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14074)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		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				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

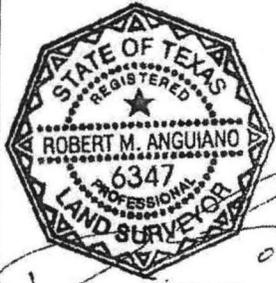


LOCATION MAP

NOTES

- (N1) BEARINGS ARE BASED ON SUBDIVISION PLAT OF BCR-S NEW BRAUNFELS, UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9618, PAGES 17-18, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- (N2) THIS DOCUMENT WAS PREPARED UNDER 22 TAC §983.21, 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.

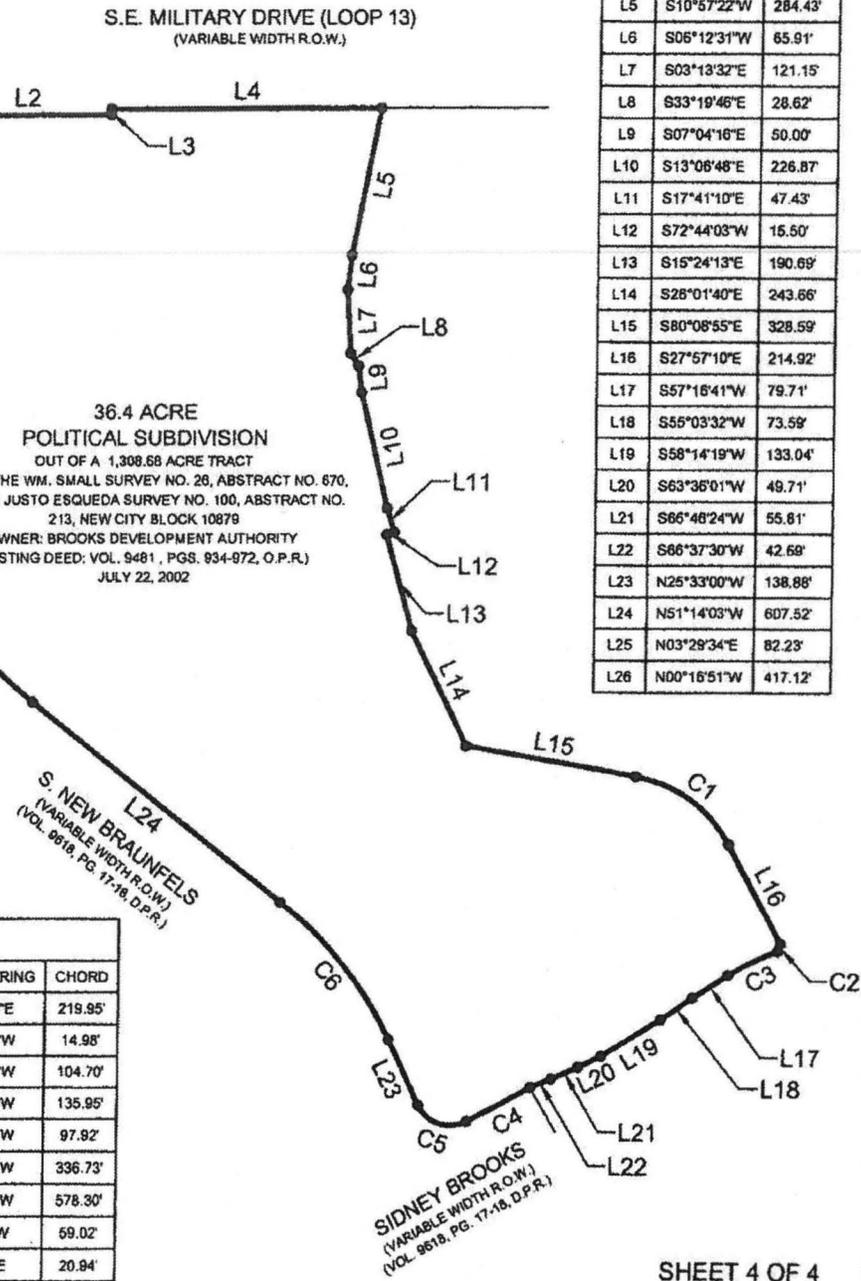
LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°43'18"E	49.50'
L2	N89°43'28"E	390.94'
L3	N00°16'51"W	10.56'
L4	N89°42'58"E	511.59'
L5	S10°57'22"W	284.43'
L6	S05°12'31"W	65.91'
L7	S03°13'32"E	121.15'
L8	S33°19'46"E	28.62'
L9	S07°04'16"E	50.00'
L10	S13°06'48"E	226.87'
L11	S17°41'10"E	47.43'
L12	S72°44'03"W	15.50'
L13	S15°24'13"E	190.69'
L14	S28°01'40"E	243.66'
L15	S80°08'55"E	328.59'
L16	S27°57'10"E	214.92'
L17	S57°16'41"W	79.71'
L18	S55°03'32"W	73.59'
L19	S58°14'19"W	133.04'
L20	S63°36'01"W	49.71'
L21	S66°48'24"W	55.81'
L22	S66°37'30"W	42.68'
L23	N25°33'00"W	138.88'
L24	N51°14'03"W	607.52'
L25	N03°29'34"E	82.23'
L26	N00°16'51"W	417.12'



- LEGEND
- POINT
 - R.O.W. RIGHT-OF-WAY
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - N.T.S. NOT TO SCALE

36.4 ACRE
POLITICAL SUBDIVISION
OUT OF A 1,308.68 ACRE TRACT
OUT OF THE WM. SMALL SURVEY NO. 26, ABSTRACT NO. 670,
AND THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT NO.
213, NEW CITY BLOCK 10879
OWNER: BROOKS DEVELOPMENT AUTHORITY
(VESTING DEED: VOL. 9481, PGS. 934-972, O.P.R.)
JULY 22, 2002

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	227.75'	250.00'	52°11'45"	122.46'	S54°03'03"E	219.95'
C2	16.93'	10.00'	97°00'50"	11.31'	S20°33'15"W	14.98'
C3	104.88'	510.00'	11°46'59"	52.63'	S63°10'11"W	104.70'
C4	135.96'	3295.00'	2°21'51"	67.99'	S61°09'16"W	135.95'
C5	109.32'	68.00'	92°06'48"	70.56'	N71°36'24"W	97.92'
C6	339.57'	757.50'	25°41'03"	172.68'	N38°23'31"W	336.73'
C7	591.91'	794.00'	42°42'45"	310.47'	N29°52'41"W	578.30'
C8	59.13'	282.00'	12°00'52"	29.88'	N2°30'52"W	59.02'
C9	20.94'	318.00'	3°46'25"	10.48'	N1°36'21"E	20.94'



ATTACHMENT A



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
TBPLS Firm Registration No. 10004100

**POLITICAL SUBDIVISION OF 36.4 ACRES
OUT OF THE WM. SMALL SURVEY NO. 26, ABSTRACT NO. 670, N. C. B. 10879
AND THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT NO. 213, N. C. B. 10879
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 36.4-acre political subdivision out of the Wm. Small Survey No. 26, Abstract No. 670, New City Block 10879 and the Justo Esqueda Survey No. 100, Abstract No. 213, City of San Antonio, Bexar County, Texas, said 36.4 acre tract also being out of a 1,308.68-acre tract conveyed from the United States of America to Brooks Development Authority by Deed recorded on July 22, 2002 and recorded in Volume 9481, Page 934, Official Public Records of Real Property of Bexar County, Texas, said 36.4-acre political subdivision being more particularly described as follows, with all bearings being referenced to subdivision plat of BCB-S. New Braunfels, Unit 1, according to plat thereof recorded in Volume 9618, Pages 17 and 18, Deed and Plat Records of Bexar County, Texas:

BEGINNING at a point at the south end of a cutback at the southeast right-of-way (R.O.W.) intersection of S.E. Military Drive (Loop 13, variable width R.O.W.) and S. New Braunfels (variable width R.O.W.) as shown on said subdivision, for the most westerly corner of the herein described political subdivision;

THENCE N44°43'18"E, along said cutback and S. New Braunfels R.O.W., a distance of 49.50 feet to a point on the south right-of-way (R.O.W.) line of said S.E. Military Drive, same point also being the northeast corner of the S. New Braunfels R.O.W., for a corner of the herein described political subdivision;

THENCE N89°43'28"E, along the south R.O.W. line of said S.E. Military Drive, a distance of 390.94 feet to an angle point in said R.O.W., for a corner of the herein described political subdivision;

THENCE N00°16'51"W, along said R.O.W., a distance of 10.56 feet to a point on the common line of said S.E. Military Drive R.O.W. and 1,308.68-acre tract, for a corner of the herein described political subdivision;

THENCE N89°42'58"E, along the common line of said S.E. Military Drive and 1,308.68-acre tract, a distance of 511.59 feet to a point, for the northeast corner of the herein described political subdivision;

THENCE departing said common line, into and across said 1,308.68-acre tract, the following 21 calls:

- 1) S10°57'22"W, a distance of 284.43 feet to a point, for a corner of the herein described political subdivision,
- 2) S06°12'31"W, a distance of 65.91 feet to a point, for a corner of the herein described political subdivision,
- 3) S03°13'32"E, a distance of 121.15 feet to a point, for a corner of the herein described political subdivision,
- 4) S33°19'46"E, a distance of 28.62 feet to a point, for a corner of the herein described political subdivision,
- 5) S07°04'16"E, a distance of 50.00 feet to a point, for a corner of the herein described political subdivision,
- 6) S13°06'48"E, a distance of 226.87 feet to a point, for a corner of the herein described political subdivision,
- 7) S17°41'10"E, a distance of 47.43 feet to a point, for a corner of the herein described political subdivision,



- 8) $S72^{\circ}44'03''W$, a distance of 15.50 feet to a point, for a corner of the herein described political subdivision,
- 9) $S15^{\circ}24'13''E$, a distance of 190.69 feet to a point, for a corner of the herein described political subdivision,
- 10) $S26^{\circ}01'40''E$, a distance of 243.66 feet to a point, for a corner of the herein described political subdivision,
- 11) $S80^{\circ}08'55''E$, a distance of 328.59 feet to a tangent point of curvature of a curve to the right, for a corner of the herein described political subdivision,
- 12) thence along said curve to the right, a distance of 227.75 feet, with a radius of 250.00 feet, a central angle of $52^{\circ}11'45''$, and a chord bearing and distance of $S54^{\circ}03'03''E$, 219.95 feet to a tangent point, for a corner of the herein described political subdivision,
- 13) $S27^{\circ}57'10''E$, a distance of 214.92 feet to a tangent point of curvature of a curve to the right, for a corner of the herein described political subdivision,
- 14) thence along said curve to the right, a distance of 16.93 feet, with a radius of 10.00 feet, a central angle of $97^{\circ}00'50''$, and a chord bearing and distance of $S20^{\circ}33'15''W$, 14.98 feet to a point of reverse curvature, for a corner of the herein described political subdivision,
- 15) thence along said reverse curve, a distance of 104.88 feet, with a radius of 510.00 feet, a central angle of $11^{\circ}46'59''$, and a chord bearing and distance of $S63^{\circ}10'11''W$, 104.70 feet to a tangent point, for a corner of the herein political subdivision,
- 16) $S57^{\circ}16'41''W$, a distance of 79.71 feet to a point, for a corner of the herein described political subdivision,
- 17) $S55^{\circ}03'32''W$, a distance of 73.59 feet to a point, for a corner of the herein described political subdivision,
- 18) $S58^{\circ}14'19''W$, a distance of 133.04 feet to a point, for a corner of the herein described political subdivision,
- 19) $S63^{\circ}36'01''W$, a distance of 49.71 feet to a point, for a corner of the herein described political subdivision,
- 20) $S66^{\circ}46'24''W$, a distance of 55.81 feet to a point, for a corner of the herein described political subdivision, and
- 21) $S66^{\circ}37'30''W$, a distance of 42.69 feet to a non-tangent point of curvature of a curve to the right at the most northerly corner of Sidney Brooks (variable width R.O.W.), as shown on said subdivision plat, for a corner of the herein described political subdivision;

THENCE along the northwest line of said Sidney Brooks R.O.W. and continuing across said 1,308.68-acre tract, the following two (2) calls:

- 1) along said curve to the right, a distance of 135.96 feet, with a radius of 3,295.00 feet, a central angle of $02^{\circ}21'51''$, and a chord bearing and distance of $S61^{\circ}09'16''W$, 135.95 feet to a point of compound curvature, for a corner of the herein described political subdivision, and
- 2) along said compound curve, a distance of 109.32 feet, with a radius of 68.00 feet, a central angle of $92^{\circ}06'48''$, and a chord bearing and distance of $N71^{\circ}36'24''W$, 97.92 feet to a tangent point on the east R.O.W. line of said S. New Braunfels, for a corner of the herein described political subdivision;



THENCE along the east R.O.W. line of said S. New Braunfels and continuing across said 1,308.68-acre tract, the following eight (8) calls:

- 1) N25°33'00"W, a distance of 138.88 feet to a tangent point of curvature of a curve to the left, for a corner of the herein described political subdivision,
- 2) along said curve to the left, a distance of 339.57 feet, with a radius of 757.50 feet, a central angle of 25°41'03", and a chord bearing and distance of N38°23'31"W, 336.73 feet to a tangent point, for a corner of the herein described political subdivision,
- 3) N51°14'03"W, a distance of 607.52 feet to a tangent point of curvature of a curve to the right, for a corner of the herein described political subdivision,
- 4) along said curve to the right, a distance of 591.91 feet, with a radius of 794.00 feet, a central angle of 42°42'45", and a chord bearing and distance of N29°52'41"W, 578.30 feet to a point of compound curvature, for a corner of the herein described political subdivision,
- 5) along said compound curve, a distance of 59.13 feet, with a radius of 282.00 feet, a central angle of 12°00'52", and a chord bearing and distance of N02°30'52"W, 59.02 feet to a tangent point, for a corner of the herein described political subdivision,
- 6) N03°29'34"E, a distance of 82.23 feet to a tangent point of curvature of a curve to the left, for a corner of the herein described political subdivision,
- 7) along said curve to the left, a distance of 20.94 feet, with a radius of 318.00 feet, a central angle of 03°46'25", and a chord bearing and distance of N01°36'21"E, 20.94 feet to a tangent point, for a corner of the herein described political subdivision, and
- 8) N00°16'51"W, a distance of 417.12 feet returning to the **POINT OF BEGINNING** and containing 36.4 acres of political subdivision, more or less.

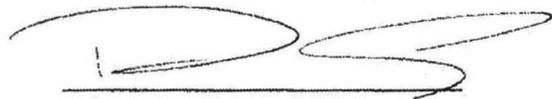
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No. 2329-007-016

July 11, 2014

Revised August 12, 2014

Certified this 12th day of August, 2014



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6347
Vickrey & Associates, Inc.

