SG/cla
05/07/2015
Z-14

CASE NO. Z2015152

AN ORDINANCE 2015-05-07-0394

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 approximately 23.219 acres of land out of NCB 11493 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial 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 17, 2015.

PASSED AND APPROVED this 7th day of May 2015.

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-14 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-3, Z-14, Z-15, Z-20)**
Date:	05/07/2015
Time:	02:08:27 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015152 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District being approximately 23.219 acres of land out of NCB 11493, located in the 600 Block of Callaghan Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 15035)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	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

FIELD NOTES
FOR
ZONING

A 23.219 acre, more or less, tract of land, comprised of a 9.111 acre tract described in Volume 12473, Page 816, a 5.0 acre tract described in Volume 16263, Page 687, a 4.390 acre tract described in Volume 12473, Page 816, a 0.537 acre tract described in Volume 16758, Page 1115 and a 4.0908 acre tract described in Volume 16541, Page 834, all conveyed to Southwest Research Institute, all in the Official Public Records of Bexar County, Texas, out of the C. F. King Survey 86, Abstract 395, County Block 4021, in New City Block 11493 of the City of San Antonio, Bexar County, Texas. Said 23.219 acre tract being more fully described as follows:

BEGINNING: At a found ½" iron rod, on the southwest right-of-way line of Callaghan Road, a 86-foot right-of-way, the southeast corner of said 4.390 acre tract, the northeast corner of said 0.537 acre tract;

THENCE: Southeasterly, along and with the southwest right-of-way line of said Callaghan Road, along a non-tangent curve to the right, said curve having a radius of 1399.58 feet, a central angle of 03°09'00", a chord bearing and distance of S 01°48'52" E, 76.94 feet, for an arc length of 76.95 feet to a point;

THENCE: S 00°04'47" W, continuing along and with the southwest right-of-way line of said Callaghan Road, a distance of 229.85 feet to a point on the east line of Lot 41, Southwest Research Institute Phase XV recorded in Volume 9618, Page 110 and Amended in Volume 9646, Page 146 both of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the southwest right-of-way line of said Callaghan Road, along and with the east line of said Lot 41, the west line of said 4.0908 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 448.34 feet, a central angle of 76°17'05", a chord bearing and distance of N 52°16'23" W, 553.80 feet, for an arc length of 596.93 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 499.25 feet, a central angle of 90°11'51", a chord bearing and distance of N 45°19'00" W, 707.26 feet, for an arc length of 785.94 feet to a point;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH / DALLAS

2000 NW Loop 410 San Antonio, Texas 78213
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

Attachment A

Z2015152

N 00°11'07" W, a distance of 1647.72 feet to a point on the southwest right-of-way line of said Callaghan Road;

THENCE: Along and with the southwest right-of-way line of said Callaghan Road the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1243.00 feet, a central angle of 18°18'22", a chord bearing and distance of S 18°13'30" E, 395.45 feet, for an arc length of 397.14 feet to a point;

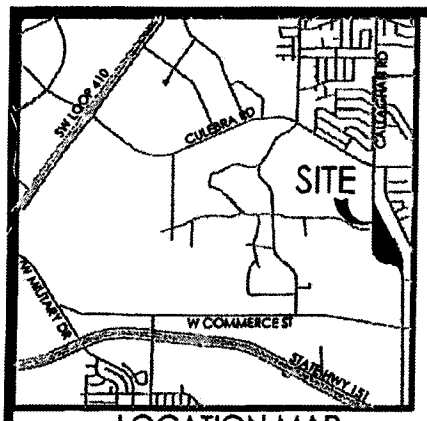
S 27°22'41" E, a distance of 1506.67 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1157.00 feet, a central angle of 23°59'19", a chord bearing and distance of S 15°23'02" E, 480.88 feet, for an arc length of 484.41 feet to the POINT OF BEGINNING, and containing 23.219 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7060-95 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 8, 2014
JOB NO. 7060-95
DOC. ID. N:\CIVIL\7060-95\WORD\7060-95 ZN-23.219 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

Z2015152



LOCATION MAP

NOT-TO-SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

LOT 41
NCB 11493
SOUTHWEST RESEARCH
INSTITUTE PHASE XV
(VOL. 9618, PG. 110 DPR)
AMENDED IN
(VOL. 9646, PG 146 DPR)

23.219 ACRES

EXHIBIT
FOR
ZONING

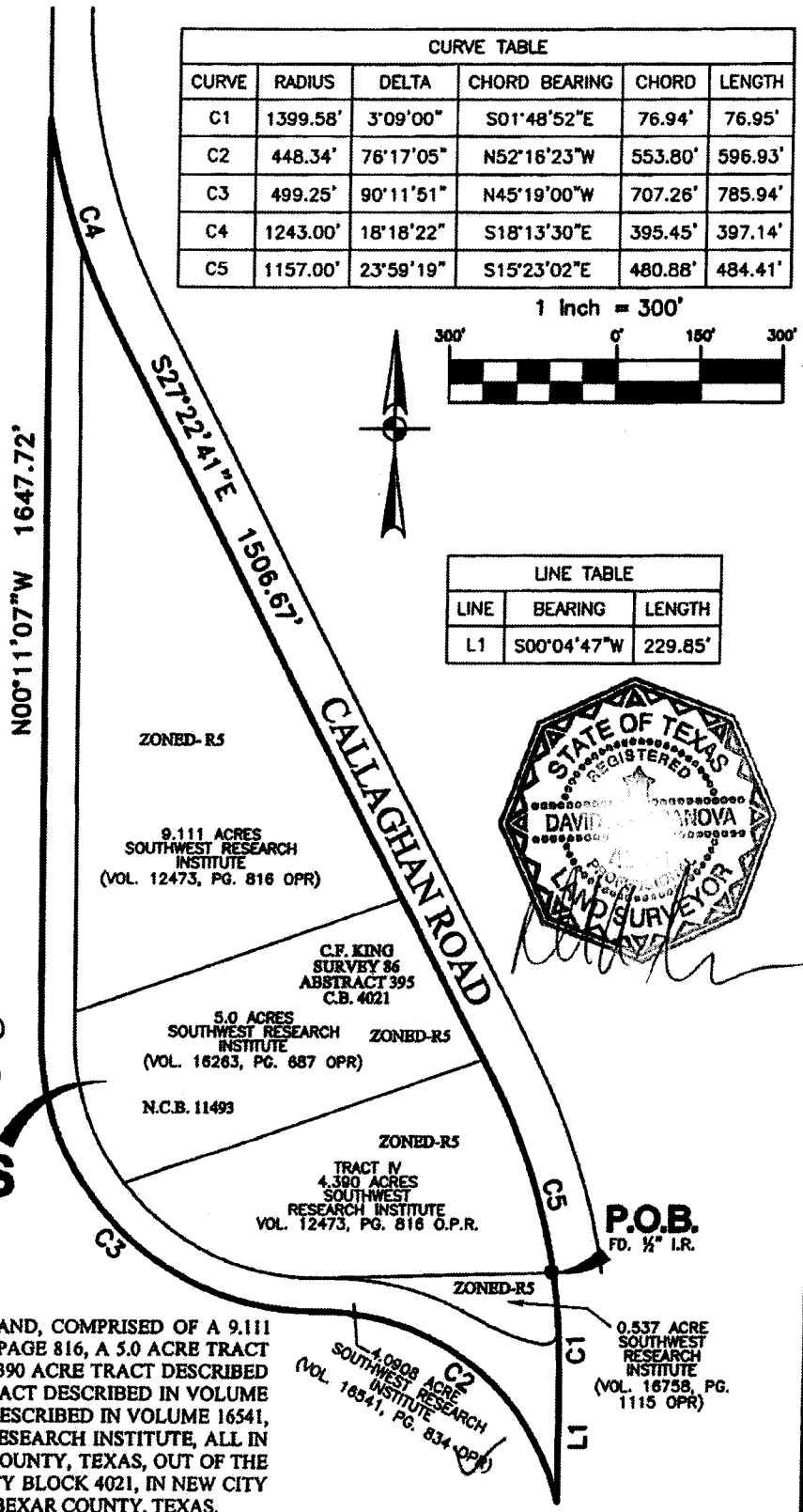
A 23.219 ACRE, MORE OR LESS TRACT OF LAND, COMPRISED OF A 9.111 ACRE TRACT DESCRIBED IN VOLUME 12473, PAGE 816, A 5.0 ACRE TRACT DESCRIBED IN VOLUME 16263, PAGE 687, A 4.390 ACRE TRACT DESCRIBED IN VOLUME 12473, PAGE 816, A 0.537 ACRE TRACT DESCRIBED IN VOLUME 16758, PAGE 1115 AND A 4.0908 ACRE TRACT DESCRIBED IN VOLUME 16541, PAGE 834, ALL CONVEYED TO SOUTHWEST RESEARCH INSTITUTE, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE C. F. KING SURVEY 86, ABSTRACT 395, COUNTY BLOCK 4021, IN NEW CITY BLOCK 11493 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1399.58'	3°09'00"	S01°48'52"E	76.94'	76.95'
C2	448.34'	76°17'05"	N52°16'23"W	553.80'	596.93'
C3	499.25'	90°11'51"	N45°19'00"W	707.26'	785.94'
C4	1243.00'	18°18'22"	S18°13'30"E	395.45'	397.14'
C5	1157.00'	23°59'19"	S15°23'02"E	480.88'	484.41'

1 Inch = 300'

300' 0' 150' 300'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'47"W	229.85'



STATE OF TEXAS
REGISTERED
DAVID ANOVA
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100266-00

DECEMER 8, 2014

JOB No.: 7060-95

SHEET 1 OF 1

Date: Dec 09, 2014, 2:16pm User ID: Wlatona
File: N:\CIVIL\7060-95\7060-95 ZN-23.219 AC.dwg