

AN ORDINANCE 2014 - 06 - 05 - 0398

**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 68.79 acres out of NCB 16580 and NCB 16581 from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light 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 June 15, 2014.

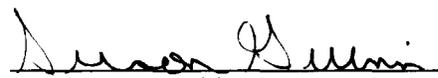
**PASSED AND APPROVED** this 5<sup>th</sup> day of June 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Robert F. Greenblum, City Attorney  
for

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-5, Z-6, Z-7 )</b>
<b>Date:</b>	06/05/2014
<b>Time:</b>	02:15:36 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014131 (District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 68.79 acres out of NCB 16580 and NCB 16581 located on portions of the 5200 through 5900 Blocks of East Loop 1604 North. Staff recommends approval, pending plan amendment. Zoning Commission recommendation pending the May 20, 2014 public hearing. (Associated Plan Amendment #14037)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x			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				

Z2014131



FIRM LICENSE NO. 10122300

**ZONING NOTES  
FOR  
A 55.17 ACRE TRACT OF LAND**

A 55.17 acre tract of land out of a 92.24 acre tract, New City Block 16581 conveyed to San Antonio River Authority of record in Volume 5138 Page 687, a 1.18 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in volume 4331 page 1416 and a 45.38 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in volume 2529 page 1536 all of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

**COMMENCING:** At a point on the west right-of-way line of Charles Anderson Loop, known as Loop 1604, for the northwest corner of a 14.588 acre and a northeast corner of the remaining portion of a 179.603 acre tract conveyed to Elaine Miller Bright, Trustee of the Benjamin M. Bright Trust of record in Volume 7310 Page 1363 the Official Public Records of Bexar County, Texas and the southeast corner of the 45.38 acre tract;

**THENCE:** N 74°56'11" W, departing the west right-of-way line of Loop 1604, along and with the northeast line of the 179.603 acre tract and the southwest line of the 45.38 acre tract, a distance of 228.42 feet to a point in the common line between Zoning C2 and NP-10 to the **POINT OF BEGINNING** for the southeast corner of the tract described herein;

**THENCE:** N 74°56'11" W, continuing with the northeast line of the 179.603 acre tract and the southwest line of the 45.38 acre tract, a distance of 912.85 feet to a point in the City of San Antonio City Limits Line, for the northwest corner of the 179.603 acre tract and the northeast corner of a 64.588 acre tract conveyed to 1516/139, LTD of record in Volume 13218 Page 356 of the Official Public Records of Bexar County, Texas and for the southwest corner of the tract described herein;

**THENCE:** Into and across the 45.38 acre tract, the 1.18 acre tract and the 92.24 acre tract, along and with the City of San Antonio City Limits Line, the following courses and distances:

1. N 10°49'48" W, a distance of 402.50 feet to a point, for an angle point,
2. N 07°13'19" W, a distance of 474.89 feet to a point, for an angle point,
3. N 00°47'24" W, a distance of 518.80 feet to a point, for an angle point,
4. N 12°47'57" E, a distance of 472.35 feet to a point, for an angle point,
5. N 18°02'35" E, a distance of 464.92 feet to a point, for an angle point, and

**Attachment A**

65436 x 4 2 07

- 6. N 36°51'20" E, a distance of 610.57 feet to a point in the southwest line of a 84.13 acre tract conveyed to Dahyalal Gajera of record in Volume 12297 Page 405 of the Official Public Records of Bexar County, Texas and the northeast line of the 92.24 acre tract, for the northwest corner of the tract described herein;

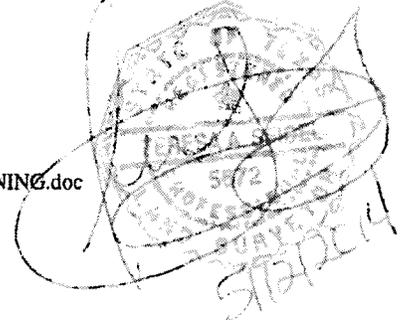
**THENCE:** S 74°23'42" E along and with the southwest line of the 84.13 acre tract and the northeast line of the 92.24 acre tract, a distance of 839.11 feet to a point in the common line between Zoning C2 and NP-10, for the northeast corner of the tract described herein, from which the southeast corner of the 84.13 acre tract and the northeast corner of the 92.24 acre tract bears S 74° 23'42" E, a distance of 213.91 feet;

**THENCE:** Into and across the 92.24 acre tract, the 1.18 acre tract and the 45.38 acre tract, along and with the common line between Zoning C2 and NP-10, the following courses and distances:

- 1. S 36°22'54" W, a distance of 268.66 feet to a point, for an angle point,
- 2. S 35°00'42" W, a distance of 361.06 feet to a point, for an angle point,
- 3. S 23°54'20" W, a distance of 245.51 feet to a point, for an angle point,
- 4. S 17°54'22" W, a distance of 238.90 feet to a point, for an angle point,
- 5. S 10°34'39" W, a distance of 243.38 feet to a point, for an angle point,
- 6. S 01°54'27" W, a distance of 233.48 feet to a point, for an angle point,
- 7. S 00°05'40" E, a distance of 228.62 feet to a point, for an angle point,
- 8. S 06°44'07" E, a distance of 385.48 feet to a point, for an angle point,
- 9. S 09°41'11" E, a distance of 467.70 feet to a point, for an angle point, and
- 10. S 13°49'21" E, a distance of 286.39 feet to the **POINT OF BEGINNING** and containing 55.17 acres or 2,403,114 square feet more or less, in the New City Block 16580 and 16581, City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying in Bexar County, Texas.

"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: KFW Surveying  
 JOB NO.: 14-019  
 DATE: March 6, 2014  
 REVISED: May 12, 2014  
 DOC. ID: S:\Draw 2014\14-019 12065 E Loop 1604\DOCS\FN 55.17 AC-ZONING.doc



22014131



FIRM LICENSE NO. 10122300

**ZONING NOTES  
FOR  
A 13.62 ACRE TRACT OF LAND**

A 13.62 acre tract of land out of a 92.24 acre tract, New City Block 16581 conveyed to San Antonio River Authority of record in Volume 5138 Page 687, a 1.18 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in volume 4331 page 1416 and a 45.38 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in volume 2529 page 1536 all of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

**BEGINNING:** At a point on the west right-of-way line of Charles Anderson Loop, known as Loop 1604, for the northwest corner of a 14.588 acre and a northeast corner of the remaining portion of a 179.603 acre tract conveyed to Elaine Miller Bright, Trustee of the Benjamin M. Bright Trust of record in Volume 7310 Page 1363 the Official Public Records of Bexar County, Texas and the southeast corner of the 45.38 acre tract;

**THENCE:** N 74°56'11" W, departing the west right-of-way line of Loop 1604, along and with the northeast line of the 179.603 acre tract and the southwest line of the 45.38 acre tract, a distance of 228.42 feet to a point for common line between Zoning C2 and NP-10, for the southwest corner of the tract described herein;

**THENCE:** Into and across the 45.38 acre tract, the 1.18 acre tract and the 92.24 acre tract, along and with the common line between Zoning C2 and NP-10, the following courses and distances:

1. N 13°49'21" W, a distance of 286.39 feet to a point, for an angle point,
2. N 09°41'11" W, a distance of 467.70 feet to a point, for an angle point,
3. N 06°44'07" W, a distance of 386.48 feet to a point, for an angle point,
4. N 00°05'40" W, a distance of 228.62 feet to a point, for an angle point,
5. N 01°54'27" E, a distance of 233.48 feet to a point, for an angle point,
6. N 10°34'39" E, a distance of 243.38 feet to a point, for an angle point,
7. N 17°54'22" E, a distance of 238.90 feet to a point, for an angle point,
8. N 23°54'20" E, a distance of 245.51 feet to a point, for an angle point,
9. N 35°00'42" E, a distance of 361.06 feet to a point, for an angle point, and
10. N 36°22'54" E, a distance of 268.66 feet to a point, in the southwest line of a 84.13 acre tract conveyed to Dahyalal Gajera of record in Volume 12297 Page

Z2014131

405 of the Official Public Records of Bexar County, Texas and the northeast line of the 92.24 acre tract, for the northwest corner of the tract described herein;

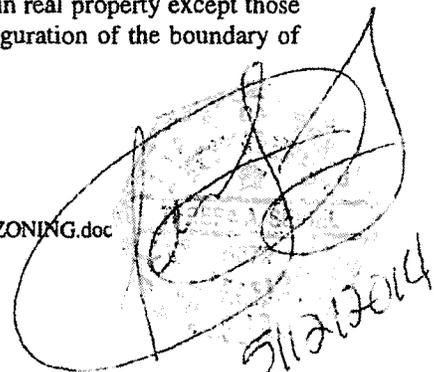
**THENCE:** S 74°23'42" E along and with the southwest line of the 84.13 acre tract and the northeast line of the 92.24 acre tract, a distance of 213.91 feet to a point in the west right-of-way line of Loop 1604, for the southeast corner of the 84.13 acre tract and the northeast corner of the 92.24 acre tract and the tract described herein;

**THENCE:** Along and with the west right-of-way line of Loop 1604 and the east line of the 92.24 acre tract, the 1.18 acre tract and the 45.38 acre tract, the following calls and distances:

1. S 36°22'54" W, a distance of 342.15 feet to a point, for an angle point,
2. S 35°00'42" W, a distance of 339.22 feet to a point, for an angle point,
3. S 23°54'20" W, a distance of 215.58 feet to a point, for an angle point,
4. S 17°54'22" W, a distance of 215.61 feet to a point, for an angle point,
5. S 10°34'39" W, a distance of 215.41 feet to a point, for an angle point,
6. S 01°54'27" W, a distance of 214.83 feet to a point, for an angle point,
7. S 00°05'40" E, a distance of 213.52 feet to a point, for an angle point,
8. S 06°44'07" E, a distance of 369.73 feet to a point, for an angle point,
9. S 09°41'11" E, a distance of 455.33 feet to a point, for an angle point, and
10. S 13°49'21" E, a distance of 389.51 feet to the **POINT OF BEGINNING** and containing 13.62 acres or 593,109 square feet more or less, in the New City Block 16580 and 16581, City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying in Bexar County, Texas.

"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."

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5/12/2014