SG/cla
10/15/2015
Z-11

CASE NO. Z2015114

AN ORDINANCE 2015-10-15-0893

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 14.152 acres out of NCB 35733 from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District,"C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-18 MSAO-1 MLOD-1" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-18 GC-1 MSAO-1 MLOD-1" Limited Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District.

SECTION 2. The "MSAO" Military Sound Attenuation Overlay District boundary will remain unchanged.

SECTION 3. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective October 25, 2015.

PASSED AND APPROVED this 15st day of October, 2015.

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-11**
Date:	10/15/2015
Time:	03:30:18 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015114 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District,"C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-18 MSAO-1 MLOD-1" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-18 GC-1 MSAO-1 MLOD-1" Limited Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. 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

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

A 14.152 acre, more or less, tract of land being comprised all of the south part of Lot 4, a portion of the north part of Lot 4 and a portion of Lot 6, Traylor Subdivision recorded in Volume 980, Page 238 in the Deed and Plat Records of Bexar County, Texas, which are a portion of the 10.195 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 13466, Page 404 in the Official Public Records of Real Property of Bexar County, Texas, all of the north part of Lot 3 of said Traylor Subdivision which is the 4.729 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 13466, Page 404 in said Official Public Records, and a portion of the south part of Lot 3 of said Traylor Subdivision which is the 2.219 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 14951, Page 2152 in said Official Public Records, in New City Block (N.C.B.) 35733 of the City of San Antonio, Bexar County, Texas. Said 14.152 acre tract being more fully described as follows, with bearings based on the record bearings of said 10.195 acre tract.

BEGINNING: At a point on the north right-of-way line of Oak Drive, a 50-foot right-of-way, at the southeast corner of said south part of Lot 4, the most southerly, southeast corner of said 10.195 acre tract and the southwest corner of the 1.00 acre tract described in Volume 3245, Page 292 in said Official Public Records;

THENCE: N 89°50'09" W, along and with the north right-of-way line of said Oak Drive, the south line of said 10.195 acre tract, the south line of said south part of Lot 4, the south line of said 2.219 acre tract, and the south line of said south part of Lot 3, a distance of 574.55 feet to a point, at the southwest corner of said 2.219 acre tract and the southeast corner of the 2.77 acre tract described in Volume 2360, Page 1454 in said Official Public Records;

THENCE: N 00°04'09" W, departing the north right-of-way line of said Oak Drive, along and with the west line of said 2.219 acre tract and the east line of said 2.77 acre tract, a distance of 564.94 feet to a point on the north line of said south part of Lot 3, the south line of said north part of Lot 3 and the south line of said 4.729 acre tract, at the northwest corner of said 2.219 acre tract and the northeast corner of said 2.77 acre tract;

San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Attachment A

THENCE: N 89°30'32" W, along and with the south line of said north part of said Lot 3, the south line of said 4.729 acre tract, the north line of said south part of Lot 3 and the north line of said 2.77 acre tract, a distance of 212.22 feet to a point on the east line of Lot 30, Traylor Subdivision recorded in Volume 980, Page 252 in said Deed and Plat Records, at the southwest corner of said north part of Lot 3, the southwest corner of said 4.729 acre tract, the northwest corner of said south part of Lot 3 and the northwest corner of said 2.77 acre tract;

THENCE: N 00°21'23" W, along and with the west line of said north part of Lot 3, the west line of said 4.729 acre tract, and the east line of said Traylor Subdivision (Vol. 980, Pg. 252) a distance of 524.11 feet to a point on the south right-of-way line of said Milsa Drive, a 60-foot right-of-way, at the northwest corner of said north part of Lot 3, the northwest corner of said 4.729 acre tract and the northeast corner of Lot 34 of said Trayor Subdivision (Volume 980, Page 252);

THENCE: N 87°27'17" E, along and with the south right-of-way line of said Milsa Drive, the north line of said north part of Lot 3 and the north line of said 4.729 acre tract, a distance of 386.95 to a point, at the northeast corner of said north part of Lot 3, the northeast corner of said 4.729 acre tract, the northwest corner of said north part of Lot 4, and the northwest corner of the 2.432 acre tract described in Volume 12623, Page 2201, in said Official Public Records;

THENCE: S 00°06'42" E, along and with the east line of said north part of Lot 3, the east line of said 4.729 acre tract, the west line of said north part of Lot 4 and the west line of said 2.432 acre tract, a distance of 544.58 feet to a point, at the southeast corner of said north part of Lot 3, the southeast corner of said 4.729 acre tract, the southwest corner of said north part of Lot 4, the southwest corner of said 2.432 acre tract, the northwest corner of said south part of Lot 4 and the northwest corner of said 10.195 acre tract;

THENCE: N 77°41'29" E, along and with a north line of said 10.195 acre tract and the south line of said 2.432 acre tract, a distance of 206.11 feet to a point, at an angle point of said 10.195 acre tract, the southeast corner of said 2.432 acre tract and the most westerly, southwest corner of Lot 5, KLS-10 Subdivision recorded in Volume 9652, Page 219 in said Deed and Plat Records;

THENCE: N 77°27'24" E, along and with a north line of said 10.195 acre tract and a south line of said Lot 5, a distance of 205.51 feet to a point on the east line of said north part of Lot 4 and the west line of said Lot 6, at an angle point of said 10.195 acre tract and an angle point of said Lot 5;

THENCE: N 01°02'11" E, along and with a west line of said 10.195 acre tract, the west line of said Lot 6, the east line of said north part of Lot 4 and an east line of said Lot 5, a distance of 14.76 feet to a point, at the northwest corner of said Lot 6, an angle point of said 10.195 acre tract and an angle point of said Lot 5;

THENCE: S 89°54'57" E, along and with the north line of said 10.195 acre tract, the north line of said Lot 6 and the south line of said Lot 5, a distance of 184.41 feet to a point;

THENCE: S 00°07'11" W, over and across said Lot 6 and said 10.195 acre tract, a distance of 372.21 feet to a point on the south line of said Lot 6, a south line of said 10.195 acre tract, the north line of Lot 7 of said Traylor Subdivision (Volume 980, Page 238) and the north line of a 0.993 acre tract described in Volume 11031, Page 1471 in said Official Public Records;

THENCE: N 89°57'23" W, along and with the south line of said Lot 6, a south line of said 10.195 acre tract, the north line of said Lot 7, a north line of said 0.993 acre tract and the north line of said 1.00 acre tract, a distance of 183.36 feet to a point on the east line of said south part of Lot 4, at the southwest corner of said Lot 6, an angle point of said 10.195 acre tract, the northwest corner of said Lot 7 and the northwest corner of said 1.00 acre tract;

THENCE: S 00°06'28" E, along and with the east line of said south part of Lot 4, the east line of said 10.195 acre tract, the west line of said Lot 7 and the west line of said 1.00 acre tract, a distance of 296.10 feet to the POINT OF BEGINNING, and containing 14.152 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a zoning exhibit prepared under job number job number 8734-00 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."

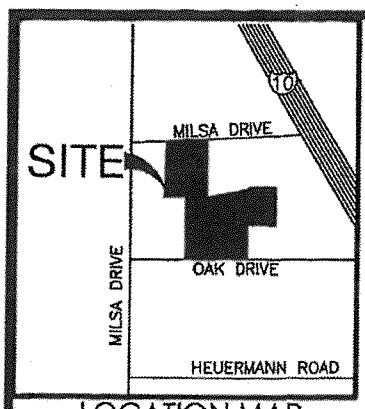
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 18, 2015
JOB NO. 8734-00
DOC. ID. N:\CIVIL\8734-00\Word\8734-00 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS REGISTERED PAUL T. ROSS 5158 PROFESSIONAL LAND SURVEYOR

18 MAY, 15

PAPE-DAWSON ENGINEERS

Z2015114



LOCATION MAP

NOT-TO-SCALE

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

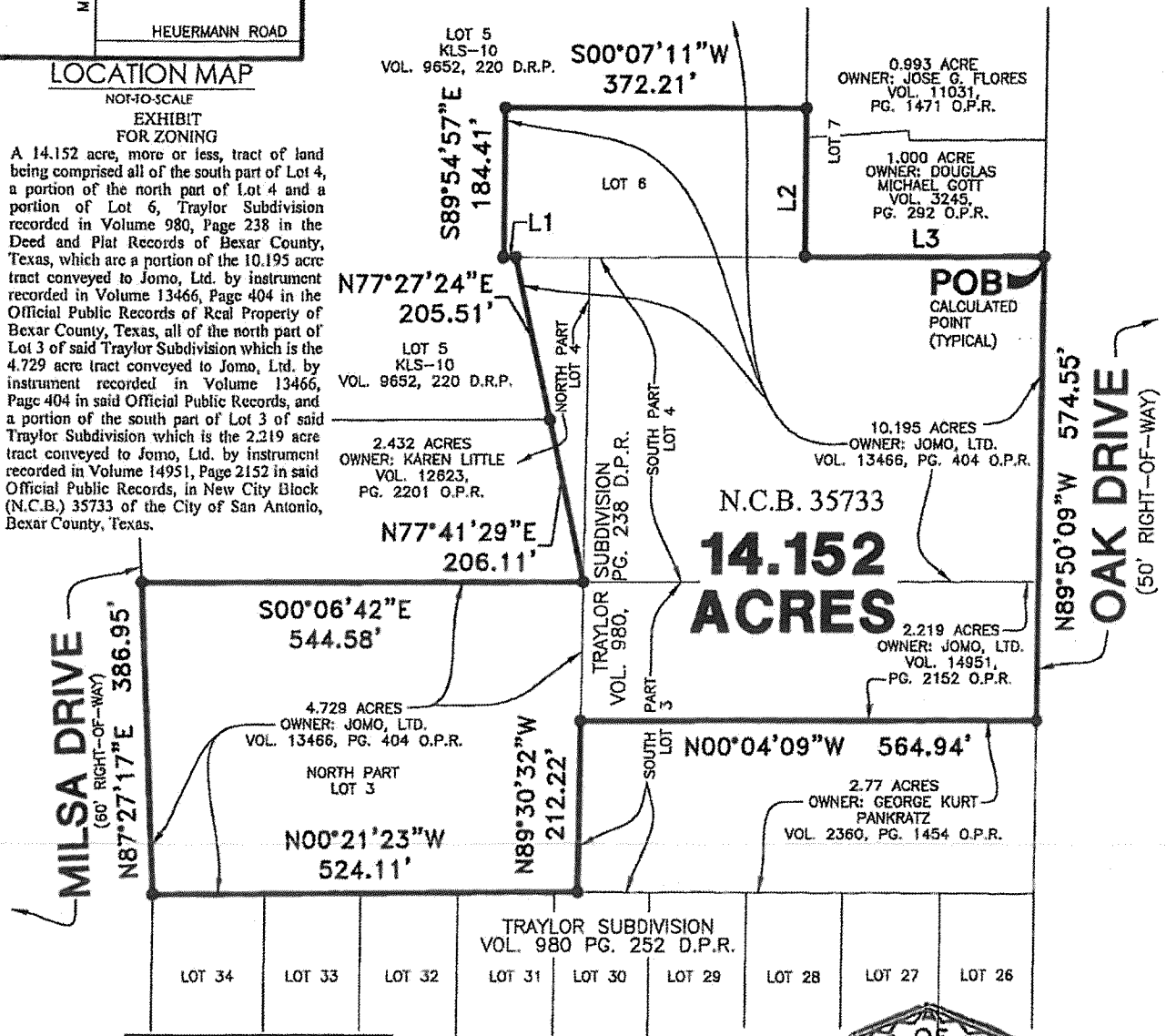
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE RECORD BEARINGS OF THE 10.195 ACRE TRACT RECORDED IN VOLUME 13466, PAGE 404 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
3. THIS DOCUMENT WAS 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.

1 inch = 200'

200' 0' 100' 200'

EXHIBIT
FOR ZONING

A 14.152 acre, more or less, tract of land being comprised all of the south part of Lot 4, a portion of the north part of Lot 4 and a portion of Lot 6, Traylor Subdivision recorded in Volume 980, Page 238 in the Deed and Plat Records of Bexar County, Texas, which are a portion of the 10.195 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 13466, Page 404 in the Official Public Records of Real Property of Bexar County, Texas, all of the north part of Lot 3 of said Traylor Subdivision which is the 4.729 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 13466, Page 404 in said Official Public Records, and a portion of the south part of Lot 3 of said Traylor Subdivision which is the 2.219 acre tract conveyed to Jomo, Ltd. by instrument recorded in Volume 14951, Page 2152 in said Official Public Records, in New City Block (N.C.B.) 35733 of the City of San Antonio, Bexar County, Texas.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°02'11"E	14.76'
L2	N89°57'23"W	183.36'
L3	S00°06'28"E	296.10'

MILSA DRIVE
(50' RIGHT-OF-WAY)

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

18 MAY, 15

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028600

MAY 18, 2015

SHEET 1 OF 1

JOB No.: 8734-00

Date: May 18, 2015, 9:20am User ID: DWaugh
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