

AN ORDINANCE 2015-10-15-0896

**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 15.531 acres out of NCB 14945 from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres.

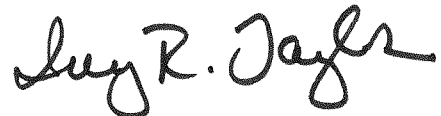
SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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 25, 2015.

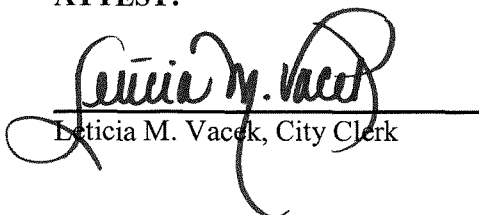
PASSED AND APPROVED this 15th day of October, 2015.



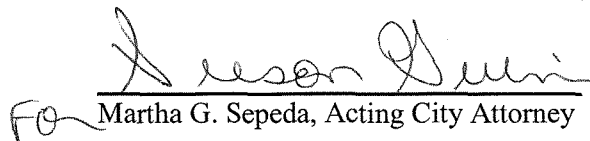
M A Y O R

Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-12 (in consent vote: P-1, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, P-4, Z-12, P-6)						
Date:	10/15/2015						
Time:	02:25:52 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015095 (Council District 10): An Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres out of NCB 14945 and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres out of NCB 14945 located on a portion of the 5300 Block of Thousand Oaks Boulevard. Staff and Zoning Commission recommend approval pending Plan Amendment. (Associated Plan Amendment 15021) (Continued from September 3, 2015)						
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			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 13.007 acre, more or less, tract of land out of that 433.341 acre tract described in deed to Alamo Park, Inc. recorded in Volume 5913, Page 1529 of the Official Public Records of Bexar County, Texas. Said 43.007 acre tract containing 2.71 acres out of the remaining portion of Longhorn Cement Property, Parcel No. 1 Subdivision recorded in Volume 7600, Page 157 of the Deed and Plat Records of Bexar County, Texas, out of the M.A. De Los Santos Coy Survey No. 306, Abstract 135, County Block 5034, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 13.007 acre tract being more fully described as follows:

COMMENCING: At the intersection of the southeast right-of-way line of Wurzbach Parkway, a variable width right-of-way and the southwest right-of-way line of Thousand Oaks Drive, a variable width right-of-way;

THENCE: Southeasterly, along and with the southeast right-of-way of said Wurzbach Parkway, along a non-tangent curve to the right, said curve having a radius of 1350.00 feet, a central angle of 08°06'28", a chord bearing and distance of S 62°50'31" W, 190.88 feet, for an arc length of 191.03 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Southeasterly, departing the southeast right-of-way line of said Wurzbach Parkway, over and across said 433.341 acre tract, along a non-tangent curve to the left, said curve having a radius of 2012.34 feet, a central angle of 12°31'46", a chord bearing and distance of S 44°04'58" E, 439.18 feet, for an arc length of 440.06 feet to a point on the northwest line of a 60.54 acre tract recorded in Volume 12083, Page 425 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the northwest line of said 60.54 acre tract the following bearings and distances:

S 68°21'45" W, a distance of 179.61 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 652.76 feet, a central angle of 32°12'53", a chord bearing and distance of S 52°15'18" W, 362.20 feet, for an arc length of 367.02 feet to a point;

S 40°34'34" W, a distance of 158.68 feet to a point;

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Southwesterly, along a tangent curve to the right, said curve having a radius of 570.96 feet, a central angle of $28^{\circ}53'42''$, a chord bearing and distance of $S\ 55^{\circ}01'24''\ W$, 284.90 feet, for an arc length of 287.94 feet to a point;

$N\ 20^{\circ}31'45''\ W$, a distance of 94.49 feet to a point;

$N\ 60^{\circ}56'54''\ W$, a distance of 163.78 feet to a point;

$N\ 42^{\circ}07'19''\ W$, a distance of 178.41 feet to a point;

$N\ 13^{\circ}48'55''\ W$, a distance of 445.70 feet to a point on the southeast right-of-way line of said Wurzbach Parkway;

THENCE: Along and with the southeast right-of-way line of said Wurzbach Parkway the following bearings and distance;

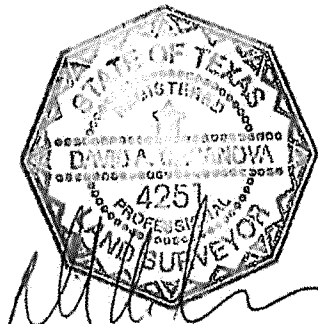
$N\ 87^{\circ}56'28''\ E$, a distance of 99.08 feet to a point;

$N\ 82^{\circ}56'28''\ E$, a distance of 427.26 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 1350.00 feet, a central angle of $16^{\circ}02'43''$, a chord bearing and distance of $N\ 74^{\circ}55'06''\ E$, 376.82 feet, for an arc length of 378.06 feet to the POINT OF BEGINNING, and containing 13.007 acres in the City of San Antonio, 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: Pape-Dawson Engineers, Inc.
DATE: January 6, 2015
JOB NO. 3633-35
DOC. ID. N:\CIVIL\3633-35\Word\3633-35 FN-13.007 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



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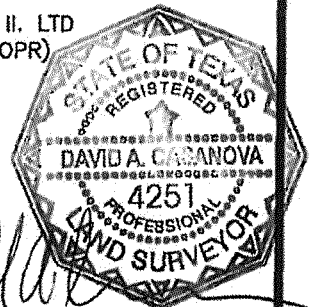
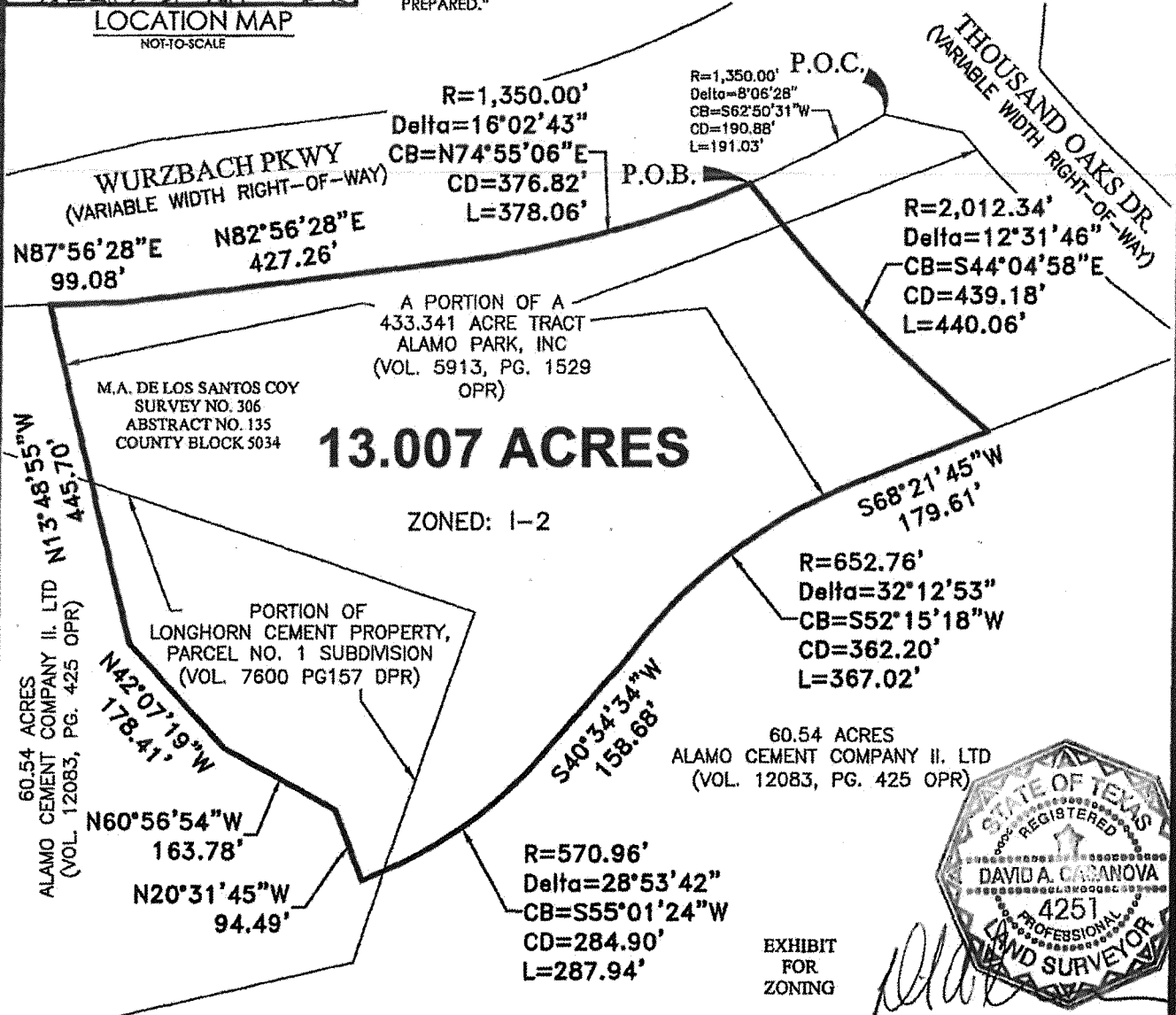
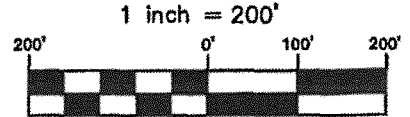
LOCATION MAP
NOT-TO-SCALE

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

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."



A 13.007 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 433.341 ACRE TRACT DESCRIBED IN DEED TO ALAMO PARK, INC. RECORDED IN VOLUME 5913, PAGE 1529 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 43.007 ACRE CONTAINING 2.71 ACRES OUT OF THE REMAINING PORTION OF LONGHORN CEMENT PROPERTY, PARCEL NO. 1 SUBDIVISION RECORDED IN VOLUME 7600, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NO. 306, ABSTRACT 135, COUNTY BLOCK 5034, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 HWY 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 # 1002800

JANUARY 6, 2015

JOB No.: 3633-35

SHEET 1 OF 1

Order: Jan 05, 2015, 8:10am User: JD: Mldemes
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**FIELD NOTES
FOR
ZONING**

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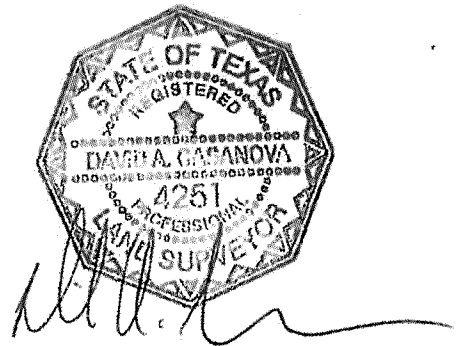
- BEGINNING:** At the intersection of the southeast right-of-way line of Wurzbach Parkway, a variable width right-of-way and the southwest right-of-way line of Thousand Oaks Drive, a variable width right-of-way;
- THENCE:** S 77°02'34" E, along and with the southwest right-of-way line of said Thousand Oaks Drive, a distance of 101.55 feet to a point;
- THENCE:** Southeasterly, continuing along and with the southwest right-of-way line of said Thousand Oaks Drive, along a non-tangent curve to the left, said curve having a radius of 1492.50 feet, a central angle of 15°42'32", a chord bearing and distance of S 47°38'45" E, 407.92 feet, for an arc length of 409.20 feet to a point for the northeast corner of a 60.54 acre tract recorded in Volume 12083, Page 425 of the Official Public records of Bexar County, Texas;
- THENCE:** S 68°21'45" W, departing the southwest right-of-way line of said Thousand Oaks Drive, along and with the northwest line of said 60.54 acre tract, a distance of 284.78 feet to a point;
- THENCE:** Northwesterly, over and across said 433.341 acre tract, along a non-tangent curve to the right, said curve having a radius of 2012.34 feet, a central angle of 12°31'46", a chord bearing and distance of N 44°04'58" W, 439.18 feet, for an arc length of 440.06 feet to a point on the southeast right-of-way line of said Wurzbach Parkway;

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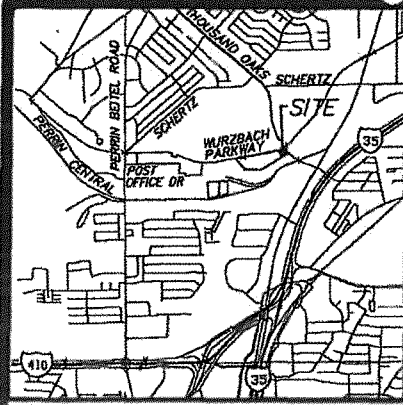
THENCE: Northeasterly, along and with the southeasterly right-of-way line of said Wurzbach Parkway, along a non-tangent curve to the left, said curve having a radius of 1350.00 feet, a central angle of 08°06'28", a chord bearing and distance of N 62°50'31" E, 190.88 feet, for an arc length of 191.03 feet to the POINT OF BEGINNING, and containing 2.524 acres in the City of San Antonio, Bexar County, Texas.

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PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 6, 2015
JOB NO. 3633-35
DOC. ID. N:\CIVIL\3633-35\Word\3633-35 FN-2.524 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



2015095



LOCATION MAP
NOT-TO-SCALE

LEGEND:

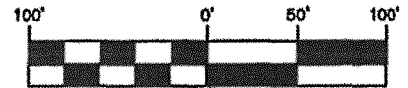
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1 inch = 100'



WURZBACH PKWY
(VARIABLE WIDTH RIGHT-OF-WAY)

R=1,350.00'
Delta=8°06'28"
CB=N62°50'31"E
CD=190.88'
L=191.03'

P.O.B. S77°02'34"E
101.55'

THOUSAND OAKS DR.
(VARIABLE WIDTH RIGHT-OF-WAY)

R=1,492.50'
Delta=15°42'32"
CB=S47°38'45"E
CD=407.92'
L=409.20'

2.524 ACRES

ZONED: I-2

A PORTION OF A 433.341 ACRE
TRACT
ALAMO PARK, INC
(VOL. 5913, PG. 1529 OPR)

R=2,012.34'
Delta=12°31'46"
CB=N44°04'58"W
CD=439.18'
L=440.06'

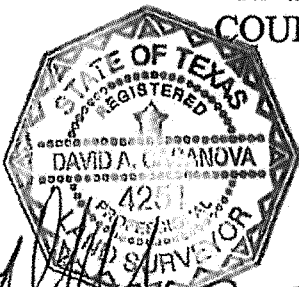
M.A. DE LOS SANTOS COY
SURVEY NO. 306
ABSTRACT NO. 135
COUNTY BLOCK 5034

S68°21'45"W 284.78'

60.54 ACRES
ALAMO CEMENT COMPANY II. LTD
(VOL. 12083, PG. 425 OPR)

EXHIBIT
FOR
ZONING

A 2.524 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 433.341 ACRE TRACT DESCRIBED IN DEED TO ALAMO PARK, INC. RECORDED IN VOLUME 5913, PAGE 1529 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.A. DE LOS SANTOS COY SURVEY NO. 306, ABSTRACT 135, COUNTY BLOCK 5034, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, P.L.S. REGISTRATION # 10018000

JANUARY 6, 2015

JOB No.:

SHEET 1 OF 1

3633-35

Date: Jan 06, 2015, 8:10am User ID: Mholmes
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