

AN ORDINANCE 2018-12-13-1045

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 90.5065 acres out of CB 4298 "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.


**SECTION 2.** A description of the property is attached as **Exhibit "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.

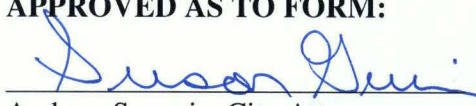
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective December 23, 2018.

**PASSED AND APPROVED** this 13<sup>th</sup> day of December 2018.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-2 ( in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49A, 49B, 50A, 50B, 50C, 51A, 51B, 51C, 52, Z-1, 53, Z-2 )						
<b>Date:</b>	12/13/2018						
<b>Time:</b>	11:10:11 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2018-900043 (Council District 4): Ordinance applying zoning from "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.5065 acres out of CB 4298, located at 13886 Watson Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
12/13/2018  
Item No. Z-2

# **EXHIBIT “A”**

STATE OF TEXAS

COUNTY OF BEXAR

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## TRACT A

**Field Note Description** of 90.73 acres of land, save and except 0.2235 of an acre of land hereinafter described, leaving a total of 90.5065 acres of land situated in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being out of and a part of a tract of land called to contain 97.872 acres of land and described in a deed recorded June 27, 2013 to David Friesenhahn and wife Linda Friesenhahn of record in Doc. 20130132508, Official Public Records of Bexar County, Texas. Said 90.73 acres of land was surveyed by **BCE, Ltd.** on Oct. 26, 2017 and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-1/2" iron pipe found in the west line of Watson Road and being the northeast corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** along the west line of said Watson Road, same being the east line of said 97.872 acre tract of land and this 90.73 acre tract of land and being along or near a wire fence, South 00° 09'49" West for a distance of 2599.71 feet to a 1/2" iron rod set with red plastic cap marked BCE, Ltd, RPLS 4540 set for the southeast corner of this 90.73 acre tract of land;

**THENCE** crossing said 97.872 acre tract of land with the south line of this 90.73 acre tract of land, North 89° 39'24" West at 390.00 feet passing a 3/4" iron pipe found at an interior corner of said 97.872 acre tract of land and continuing along a southerly line of said 97.872 acre tract of land and being along or near a wire fence, for a total distance of 1511.53 feet to a 3/4" iron pipe found at an exterior the corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** with the west line of said 97.872 acre tract of land and this 90.73 acre tract of land, and being along or near a wire fence, North 00°16'45" West at 257.62 feet passing a 1" rebar found, at 660.61 feet passing a survey cap found and continuing for a total distance of 2595.48 feet to a 1" iron pipe found for the northwest corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** with the north line of said 97.872 acre tract of land and this 90.73 acre tract of land and being along or near a wire fence, South 89°49'12" East for a distance of 1531.58 feet to the **POINT OF BEGINNING**.

**SAVE AND EXCEPT – TRACT B**

A 0.2235 of an acre tract of land, or 9,736 square feet of land area, situated in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being out of and a part of a tract of land called to contain 97.872 acres of land and described in a deed recorded June 27, 2013 to David Friesenhahn and wife Linda Friesenhahn of record in Doc. 20130132508, Official Public Records of Bexar County, Texas, Said 0.2235 of an acre of land also being out of and a part of this 90.73 acre tract of land and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the northwest corner of this 0.2234 of an acre of land and from which a 1" iron pipe found for the northwest corner of

Exhibit "A"

said 97.872 acre tract of land bears South 89°43'15" West a distance of 301.91 feet to a point in the west line of said 97.872 acre tract of land and North 00°16'45" West a distance of 851.28 feet and from said point in the west line of said 97.872 acre tract of land a ¾" iron pipe found at the most westerly, southwest corner of said 97.872 acre tract of land bears South 00°16'45" West a distance of 1744.20 feet;

**THENCE** crossing said 97.872 acre tract of land with the following four courses:

1. with the north line of this 0.2235 of an acre of land, North 88°22'23" East for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the Northeast corner of this 0.2235 of an acre of land;
2. with the east line of this 0.2235 of an acre of land, South 05°47'08" West for a distance of 96.21 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southeast corner of this 0.2235 of an acre of land;
3. with the south line of this 0.2235 of an acre of land, South 88°22'23" West for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southwest corner of this 0.2235 of an acre of land;
4. with the west line of this 0.2235 of an acre of land, North 05°47'08" East for a distance of 96.21 feet to the **POINT OF BEGINNING**.

**NOTE** – Bearing called out hereinabove are grid and based on The Texas Coordinate System, NAD 83, South Central Zone.

**NOTE** – There is a map of survey this day drafted to accompany this metes and bounds description.

By: \_\_\_\_\_

R.P. Shelley, RPLS 4540  
**Briones Consulting and Engineering**  
4515 Briar Hollow Pl., Suite 106  
Houston, Texas 77027  
713-960-3255  
rick.shelley@brionesengineering.com

