

AN ORDINANCE 2018-08-02-0584

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 53.164 acres out of NCB 11212 from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.597 acres out of NCB 11212 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.567 acres out of NCB 11212.

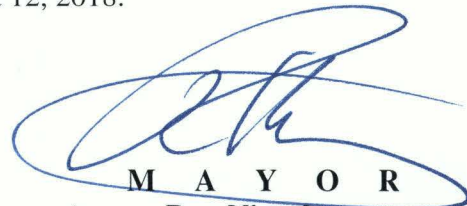
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

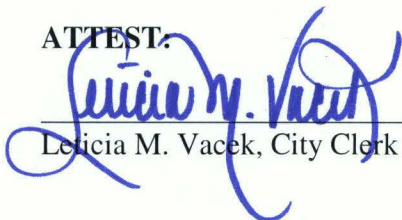
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

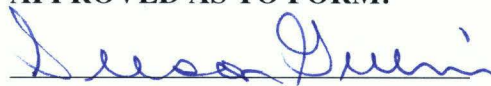
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney
1

Agenda Item:	Z-23 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44)						
Date:	08/02/2018						
Time:	02:11:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018197 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.597 acres out of NCB 11212 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.567 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		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			x	
Clayton H. Perry	District 10		x				

SG/lj
08/02/2018
Item No. Z-23

EXHIBIT "A"



-----ZONING-----

METES AND BOUNDS DESCRIPTION
FOR A
26.597 ACRE TRACT OF LAND
"TRACT TWO"

A 26.597 ACRE TRACT OUT OF THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.029 ACRE TRACT OF LAND, N.C.B. 11212, AS CONVEYED TO DAVID BARTOS AND RECORDED IN VOLUME 16532, PAGE 108, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 26.597 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point of reference in the Easterly R.O.W. line of Somerset Road (a Variable Width R.O.W.) for the Southwesterly corner of the remaining portion of said 48.029 acre tract of land, a point in the Northerly boundary line of a called 46.59 acre tract as deeded to JMRS Partners LTD in Vol. 12509, Pg. 85, Real Property Records of Bexar County, Texas, from which a called 1/2" iron rod with CEC cap bears S 81°13'41" E, a distance of 2.03 feet for witness;

THENCE departing the Easterly line of said Somerset Road, and with the South line of the remaining portion of said 48.029 acre tract of land, same being the North line of said 46.59 acre tract of land, S 81° 13' 14" E, a distance of 991.81 feet to a point in the South line of the remaining portion of said 48.029 acre tract of land, being in the North line of said 46.59 acre tract of land, being the Southwest corner of this herein described tract of land, and being the POINT OF BEGINNING;

THENCE across and through the remaining portion of said 48.029 acre tract of land, N 34° 14' 01" E, a distance of 1,150.03 feet to a point in the South line of a called 4.00 acre tract deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich in Vol. 18889, Pg. 1955, Real Property Records of Bexar County, Texas, same being the North line of the remaining portion of said 48.029 acre tract of land, and being the Northwest corner of this herein described tract of land;

THENCE with the South line of said 4.00 acre tract, same being the North line of the herein described tract, and the North line of the remaining portion of said 48.029 acre tract of land, S 55° 43' 58" E, a distance of 1,462.07 feet to the most Easterly corner of the herein described tract, the South corner of a called 14.377 acre tract, deeded to Guadalupe Y. Arismendez & Deborah Arismendez recorded in Vol. 6915, Pg. 362, Real Property Records of Bexar County, Texas, the West corner of a called 1.5671 acre tract deeded to the City of San Antonio for "Golden Street Drainage #250" recorded in Vol. 2689, Pg. 630, Real Property Records of Bexar County, Texas, the North corner of a called 1.4839 acre tract conveyed to the City of San Antonio for "Golden Street Drainage #250" in Vol. 2689, Pg. 627, Real Property Records of Bexar County, Texas, and the most Easterly corner of the remaining portion of said 48.029 acre tract of land;

Exhibit "A"

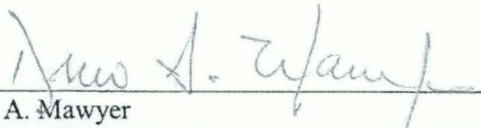
THENCE with the Northwest line of said 1.4839 Acre Tract, same being the Southeast line of the herein described tract, and the Southeast line of the remaining portion of said 48.029 acre tract of land, S 41° 16' 30" W, a distance of 485.21 feet to the Southeast corner of the herein described tract, being the Southeast corner of the remaining portion of said 48.029 acre tract of land, the West corner of said 1.4839 acre tract, a point in the North line of a called Minimum 110' Variable Width Drain R.O.W., as shown on plat of Palo Alto Terrace, Unit 2, recorded in Vol. 6400, Pg. 104, Deed and Plat Records of Bexar County, Texas;

THENCE with the North line of said Palo Alto Terrace, Unit 2, the North line of said 46.59 acre tract of land, the South line of the remaining portion of said 48.029 acre tract of land, and the South line of the herein described tract of land, N 81° 13' 14" W, a distance of 1,553.38 feet to the POINT OF BEGINNING, and containing 26.597 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on State Plane Coordinates, Texas South Central Zone (4204) per Survey dated in Dec. 2017

Prepared this the 14th day of June 2018.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Tx 78130
Job: LJA016 – Zoning M&B Tract 2



Z2018197



-----ZONING-----

METES AND BOUNDS DESCRIPTION
FOR A
26.567 ACRE TRACT OF LAND

A 26.567 ACRE TRACT OUT OF THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 4.158 ACRE TRACT, N.C.B. 11212, AS DESCRIBED IN A DEED TO DAVID BARTOS RECORDED IN VOLUME 16532, PAGE 117, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A CALLED 48.029 ACRE TRACT, N.C.B. 11212, AS DESCRIBED IN A DEED TO DAVID BARTOS AS RECORDED IN VOLUME 16532, PAGE 108, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 2, N.C.B. 11212, SOMERSET APARTMENTS, RECORDED IN VOLUME 9685, PAGE 41, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 26.567 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reference in the Easterly R.O.W. line of Somerset Road (a Variable Width R.O.W.) for the Southwesterly corner of the herein described tract, a point in the Northerly boundary line of a called 46.59 acre tract as deeded to JMRS Partners LTD in Vol. 12509, Pg. 85, Real Property Records of Bexar County, Texas, from which a called 1/2" iron rod with CEC cap bears S 81°13'41" E, a distance of 2.03 feet for witness;

THENCE with said Easterly R.O.W. line of Somerset Rd, the West line of the herein described tract, and the West line of said remaining portion of 48.029 acre tract of land, N 37° 02'37" E, at 392.30 feet to a point for the West corner of said 4.158 acre tract, at 565.27 feet to a point marking the north corner of aforesaid 4.158 acre tract, for a total distance of 1,369.98 feet to the Southwesterly corner of Lot 1, Block 2, N.C.B. 11212, Replat and Subdivision of Somerset Apartments, as shown on plat thereof recorded in Vol. 9685, Pg. 41, of the Deed and Plat Records of Bexar County, Texas, and the Southwest corner of a 13 foot R.O.W. dedication as shown on said plat;

THENCE along said Southerly line of Lot 1, a northerly line of the herein described tract, S 55° 38'10" E, 13.01 feet to an interior point of the herein described tract, the southeast corner of the aforesaid 13 foot R.O.W. dedication, and a Southwesterly corner of aforesaid Somerset Apartments tract;

THENCE with the Northwesterly line of Somerset Apartments, the Southeast line of said 13 foot R.O.W. dedication, N 37° 02'46" E, 208.72 feet to a point for the Northernmost corner of the herein described tract, same being a North corner of said Somerset Apartments, the Easternmost corner of said 13 foot R.O.W. dedication, and a Southwestern corner of a called 1.00 acre tract as deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich, as recorded in Vol. 17703, Pg. 915, of the Official Public Records of Bexar County, Texas;

Exhibit "A"

THENCE departing the Southeast R.O.W. line of Somerset Road and with the Northeast line of said Somerset Apartments tract, same being the North line of the herein described tract, S 55°43'58" E, a distance of 537.55 feet to a point marking the Easternmost corner of said Somerset Apartments tract, being a Northerly corner of the remaining portion of said 48.029 acre tract of land, and being in the Southern line of a called 4.00 acre tract deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich in Vol. 18889, Pg. 1955, Real Property Records of Bexar County, Texas;

THENCE along the South line of said 4.00 acre tract, same being the North line of the remaining portion of said 48.029 acre tract of land, and the North line of the herein described tract, S 55°43'58" E, 267.66 feet to the East corner of the herein described tract, being in the South line of said 4.000 acre tract of land and the North line of the remaining portion of said 48.029 acre tract of land;

THENCE across and through said 48.029 acre tract of land, S 34° 14' 01" W, a distance of 1,150.03 feet to a point in the South line of said 48.029 acre tract of land, and being in the North line of said 46.59 acre tract of land;

THENCE with the North line of said 46.59 acre tract of land, same being the South line of the remaining portion of said 48.029 acre tract of land, and the South line of the herein described tract, N 81° 13' 14" W, a distance of 991.81 feet to the POINT OF BEGINNING, and containing 26.567 acres of and, more or less.

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on State Plane Coordinates, Texas South Central Zone (4204) per Survey dated in Dec. 2017

Prepared this the 14th day of June 2018.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
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5151 W SH 46, New Braunfels, Tx 78130
Job: LJA016 - Zoning M&B Tract 1



Z2018197

LEGEND

- ZONE R-4
- ZONE R-5

SHEET NAME
PROPOSED
REZONING
1 OF 1

SOMERSET ROAD SUBDIVISION

ACADEMY DEVELOPMENT



LJA Engineering, Inc.

1100 NE Loop 410
Suite 650
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1366

Date/Time : Fri, 15 Jun 2018 - 10:29am

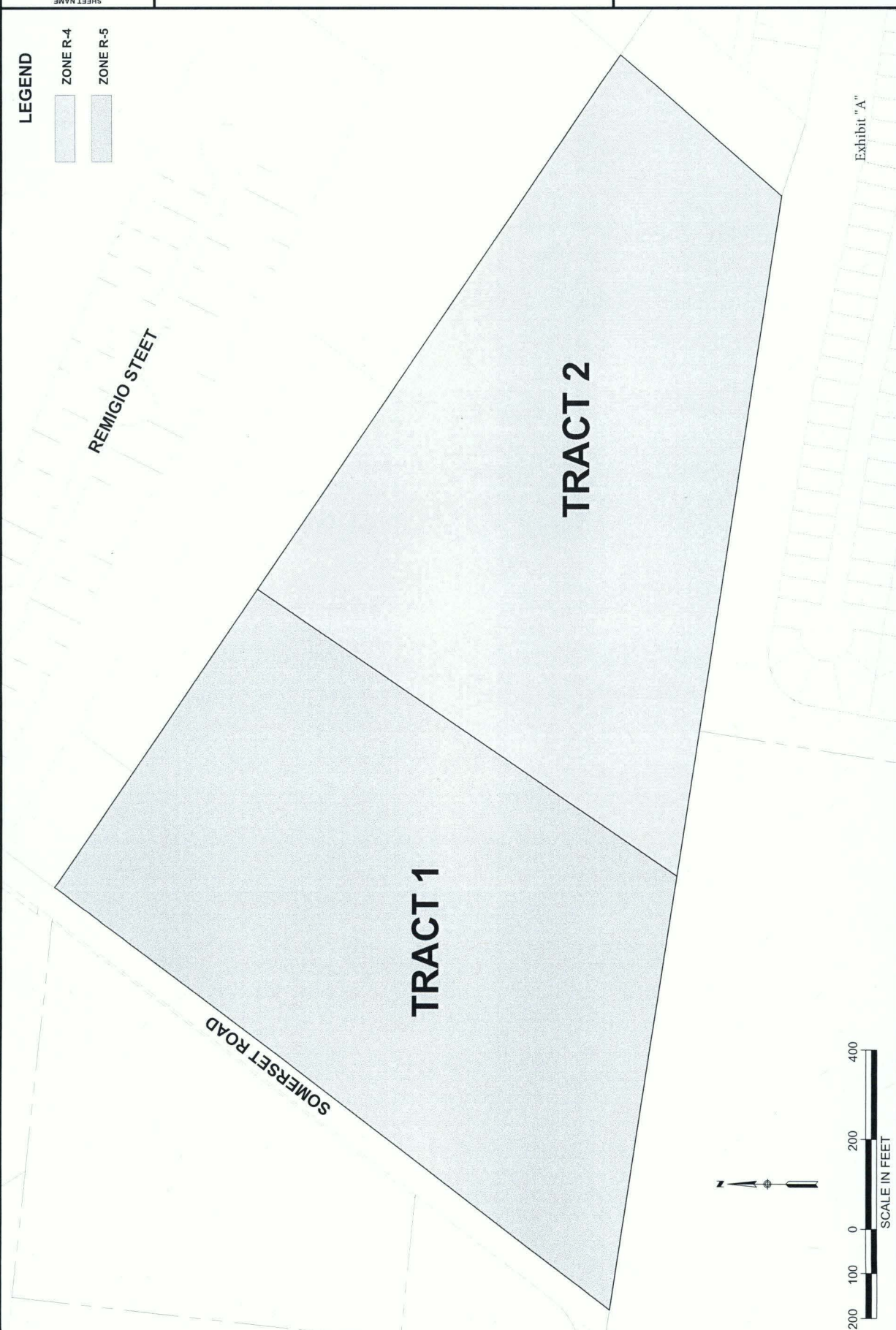


Exhibit "A"

K:\SA\175 Academy Dev\0401 Somerset Road Subdivision\426 Site Development Plans\DWG-Exhibit\rezoning exhibit.dwg