

AN ORDINANCE 2014 - 08 - 21 - 0621

**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 6.884 acres out of NCB 35132 from "C-2" Commercial District to "R-4" Residential Single-Family 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.

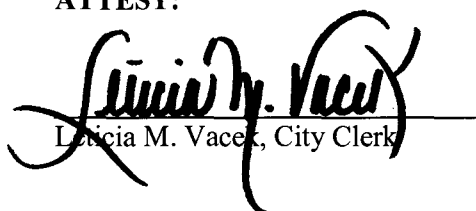
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective August 31, 2014.

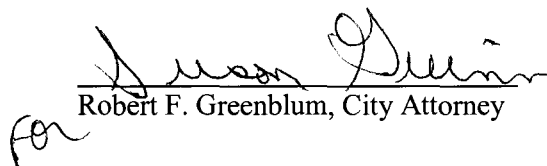
**PASSED AND APPROVED** this 21st day of August, 2014.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Lucia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-2 ( in consent vote: Z-1, P-1, Z-2, P-3, Z-4, Z-5, Z-6, Z-8, P-4, Z-9, Z-10, P-5, Z-11, Z-12, P-6, Z-13, Z-14 )
<b>Date:</b>	08/21/2014
<b>Time:</b>	02:13:25 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014145 (District 2): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 6.884 acres out of NCB 35132 located on portions of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows Drive. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the August 19, 2014 public hearing. (Associated Plan Amendment 14041)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

FIELDNOTE DESCRIPTION  
FOR  
TRACT 6

A 1.160 acre, or 50,549 square feet more or less, tract of land out of a 10.0991 acre tract described in deed to SWLN/DELAWARE, INC. recorded in Volume 13963, Page 757 of the Official Public Records of Bexar County, Texas, out of the Nepomacino Montoya Survey No. 21, Abstract 469, County Block 469, NCB 35132 in the City of San Antonio, Bexar County, Texas. Said 1.160 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found iron rod with cap marked "HJA" on the east right-of-way line of Foster Meadows, the southwest corner of Lot 1, Block 54, New City Block 18274, Foster Meadows Commercial Subdivision recorded in Volume 9550. Page 125 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said Foster Meadows, along and with the south line of said Lot 1 and Lot 2 of said Foster Meadows Commercial Subdivision, the north line of Tract 3 described concurrently, the following bearings and distances:

S 74°34'15" E, a distance of 75.22 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the point of curvature;

Southeasterly, along a curve to the right, said curve having a radius of 565.00 feet, a central angle of 39°43'01", a chord bearing and distance of S 54°42'44" E, 383.86 feet, for an arc length of 391.65 feet to a found iron rod with cap marked "HJA";

Southeasterly, along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 27°53'06", a chord bearing and distance of S 48°47'46" E, 113.25 feet, for an arc length of 114.37 feet to a found iron rod with cap marked "HJA";

S 62°34'48" E, a distance of 223.95 feet to a found ½ inch iron rod on the west line of Tract 4 described concurrently, the southeast corner of said Lot 2, the northeast corner of said Tract 3;

Z2014145

THENCE: N 28°17'35" E, along and with the east line of said Lot 2, the west line of said Tract 4, a distance of 25.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of a 0.97 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 2252, the southwest corner of a 4.76 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 667 of said Official Public Records, the northwest corner of said Tract 4;

THENCE: S 60°15'16" E, departing the east line of said Lot 2, along and with the south line of said 4.76 acre tract, the north line of said Tract 4, a distance of 438.16 feet to a found iron rod with cap marked "MTR-ENG" on the west line of 6.002 acre tract described in deed to The Farmco trust recorded in Volume 12894, Page 1493 of said Official Public Records, the southeast corner of said 4.76 acre tract;

THENCE: Over and across said 6.002 acre tract, the following bearings and distances:

S 60°28'43" E, a distance of 12.19 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 62°50'37" E, a distance of 563.39 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of said 6.002 acre tract, the west line of a 10.0991 acre tract described in deed to SWLN/DELAWARE, Inc. recorded in Volume 13963, Page 757 of said Official Public Records and the POINT OF BEGINNING;

THENCE: Over and across said 10.0991 acres the following bearings and distances:

S 62°50'37" E, a distance of 18.07 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 66°56'15" E, a distance of 337.94 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 70°32'07" E, a distance of 18.28 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the west line of a Pipeline Easement recorded in Volume 31, Page 266 of the Court Records of Bexar County, Texas;

*PR*

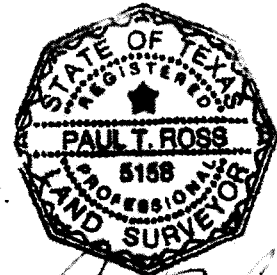
S 01°24'15" W, along the west line of said Pipeline Easement, continuing over and across said 10.0991 acre tract, a distance of 136.74 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of a portion of a 30.779 acre tract described in deed to CEM Investments, Inc. recorded in Volume 4727, Page 950 of said Official Public Records;

THENCE: N 70°32'07" W, along and with the north line of said portion of 30.779 acre tract, the south line of said 10.0991 acre tract, a distance of 64.75 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of a portion of a 175.123 acre tract described in deed to En Seguido, Ltd. recorded in Volume 8892, Page 1025 of said Official Public Records;

THENCE: N 66°56'15" W, along the north line of said portion of 175.123 acre tract, the continuing along the south line of said 10.0991 acre tract, a distance of 346.67 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of said 6.002 acre tract, the southwest corner of said 10.0991 acre tract;

THENCE: Northeasterly, along a curve to the left, said curve having a radius of 369.94 feet, a central angle of 20°32'58", a chord bearing and distance of N 17°14'42" E, 131.97 feet, for an arc length of 132.68 feet to the POINT OF BEGINNING, and containing 1.160 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9414-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: February 20, 2014  
JOB NO. 9414-13  
DOC. ID. N:\Survey\13-9400 9414-13 Word 9414-13 FN T6.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



*Paul T. Ross*  
21 FEB. 14

**FIELDNOTE DESCRIPTION  
FOR  
TRACT 4**

A 1.310 acre, or 57,045 square feet more or less, tract of land being a portion out of that 30.779 acre tract described in deed to CEM Investments, Inc. recorded in Volume 4727, Page 950 of the Official Public Records of Bexar County, Texas, out of the Nepomacino Montoya Survey No. 21, Abstract 469, County Block 469, NCB 35132 in the City of San Antonio, Bexar County, Texas. Said 1.310 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**COMMENCING:** At a found iron rod with cap marked "HJA" on the east right-of-way line of Foster Meadows, the southwest corner of Lot 1, Block 54, New City Block 18274, Foster Meadows Commercial Subdivision recorded in Volume 9550, Page 125 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of Tract 3 surveyed concurrently;

**THENCE:** Departing the east right-of-way line of said Foster Meadows, along and with the south line of said Lot 1 and Lot 2 of said Foster Meadows Commercial Subdivision, the north line of Tract 3 described concurrently, the following bearings and distances:

S 74°34'15" E, a distance of 75.22 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the point of curvature;

Southeasterly, along a curve to the right, said curve having a radius of 565.00 feet, a central angle of 39°43'01", a chord bearing and distance of S 54°42'44" E, 383.86 feet, for an arc length of 391.65 feet to a found iron rod with cap marked "HJA";

Southeasterly, along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 27°53'06", a chord bearing and distance of S 48°47'46" E, 113.25 feet, for an arc length of 114.37 feet to a found iron rod with cap marked "HJA";

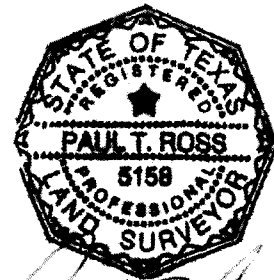
S 62°34'48" E, a distance of 223.95 feet to a found ½ inch iron rod on the west line of this tract, the southeast corner of said Lot 2, the northeast corner of said Tract 3 and the POINT OF BEGINNING;

**THENCE:** N 28°17'35" E, along and with the east line of said Lot 2, the west line of the herein described tract, a distance of 25.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of a 0.97 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 2252, the southwest corner of a 4.76 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 667 of said Official Public Records, the northwest corner of the herein described tract;

Z2014145

- THENCE: S 60°15'16" E, departing the east line of said Lot 2, along and with the south line of said 4.76 acre tract, the north line of the herein described tract, a distance of 438.16 feet to a found iron rod with cap marked "MTR-ENG" on the west line of a 6.002 acre tract of land described in deed to The FARMCO Trust recorded in Volume 12894, Page 1493 of said Official Public Records, the southeast corner of said 4.76 acre tract, the northeast corner of the herein described tract;
- THENCE: S 28°21'53" W, along and with the west line of said 6.002 acre tract, the east line of the herein described tract, a distance of 130.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the north line of a portion of 175.123 acre tract of land described in deed to En Seguido, Ltd. recorded in Volume 8892, Page 1025 of said Official Public Records, the southwest corner of said 6.002 acre tract, the southeast corner of the herein described tract;
- THENCE: N 60°19'00" W, along and with the north line of said portion of 175.123 acre tract, the south line of the herein described tract, a distance of 438.13 feet to a found 1/2 inch iron rod at the southeast corner of said Tract 3, the southwest corner of the herein described tract;
- THENCE: N 28°22'16" E, departing the north line of said portion of 175.123 acre tract, along and with the east line of said Tract 3, the west line of the herein described tract, a distance of 104.97 feet to the POINT OF BEGINNING, and containing 1.310 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9414-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: February 19, 2014  
JOB NO. 9414-13  
DOC. ID. N: Survey13 13-9400 9414-13 Word 9414-13 FN T4.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



*Paul T. Ross*  
21 FEB. 14

**FIELDNOTE DESCRIPTION  
FOR  
TRACT 5**

A 1.768 acre, or 77,003 square feet more or less, tract of land out of 6.002 acre tract described in deed to The FARMCO Trust recorded in Volume 12894, Page 1493 of the Official Public Records of Bexar County, Texas, out of the Nepomacino Montoya Survey No. 21, Abstract 469, County Block 469, NCB 35132 in the City of San Antonio, Bexar County, Texas. Said 1.768 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**COMMENCING:** At a found iron rod with cap marked "HJA" on the east right-of-way line of Foster Meadows, the southwest corner of Lot 1, Block 54, New City Block 18274, Foster Meadows Commercial Subdivision recorded in Volume 9550, Page 125 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

**THENCE:** Departing the east right-of-way line of said Foster Meadows, along and with the south line of said Lot 1 and Lot 2 of said Foster Meadows Commercial Subdivision, the north line of Tract 3 described concurrently, the following bearings and distances:

S 74°34'15" E, a distance of 75.22 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the point of curvature;

Southeasterly, along a curve to the right, said curve having a radius of 565.00 feet, a central angle of 39°43'01", a chord bearing and distance of S 54°42'44" E, 383.86 feet, for an arc length of 391.65 feet to a found iron rod with cap marked "HJA";

Southeasterly, along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 27°53'06", a chord bearing and distance of S 48°47'46" E, 113.25 feet, for an arc length of 114.37 feet to a found iron rod with cap marked "HJA";

S 62°34'48" E, a distance of 223.95 feet to a found ½ inch iron rod on the west line of Tract 4 described concurrently, the southeast corner of said Lot 2, the northeast corner of said Tract 3;



**Z2014145**

THENCE: N 28° 17'35" E, along and with the east line of said Lot 2, the west line of said Tract 4, a distance of 25.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of a 0.97 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 2252, the southwest corner of a 4.76 acre tract of land described in deed to the City of San Antonio recorded in Volume 16293, Page 667 of said Official Public Records, the northwest corner of said Tract 4;

THENCE: S 60° 15'16" E, departing the east line of said Lot 2, along and with the south line of said 4.76 acre tract, the north line of said Tract 4, a distance of 438.16 feet to a found iron rod with cap marked "MTR-ENG" on the west line of said 6.002 acre tract, the southeast corner of said 4.76 acre tract, the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE: Over and across said 6.002 acre tract, the following bearings and distances:

S 60° 28'43" E, a distance of 12.19 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 62° 50'37" E, a distance of 563.39 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of said 6.002 acre tract, the west line of a 10.0991 acre tract described in deed to SWLN DELAWARE, Inc. recorded in Volume 13963, Page 757 of said Official Public Records;

THENCE: Southwesterly, along and with the west line of said 10.0991 acre tract, the east line of said 6.002 acre tract, a curve to the right, said curve having a radius of 369.95 feet, a central angle of 20° 32'56", a chord bearing and distance of S 17° 14'42" W, 131.97 feet, for an arc length of 132.68 feet to a found ½ inch iron rod on the north line of the portion of 175.123 acre tract described in deed to En Seguindo, Ltd. recorded in Volume 8892, Page 1025 of said Official Public Records;

THENCE: Along and with the south line of said 6.002 acre tract, the north line of said portion of 175.123 acre tract, the following bearings and distances:

N 62° 50'37" W, a distance of 588.98 feet to a found ½ inch iron rod;

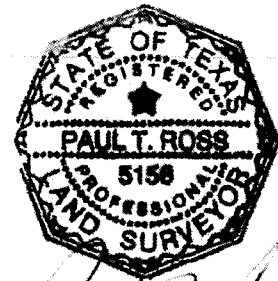
N 60° 19'00" W, a distance of 12.07 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of said Tract 4, the southwest corner of the herein described tract;

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THENCE: N 28°21'53" E, departing the north line of said portion of 175.123 acre tract, along and with the east line of said Tract 4, the west line of the herein describe tract, a distance of 130.00 feet to the POINT OF BEGINNING, and containing 1.768 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9414-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: February 20, 2014  
JOB NO. 9414-13  
DOC. ID. N: Survey13-13-9400 9414-13 Word 9414-13 FN T5.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



*Paul T. Ross*  
21 FEB 14



Z2014145

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELDNOTE DESCRIPTION  
FOR  
TRACT 3

A 2.646 acre, or 115,263 square feet more or less, tract of land out of that 11.127 acre tract described in deed to FARMCO Trust recorded in Volume 7840, Page 695 of the Official Public Records of Bexar County, Texas, out of the Nepomacino Montoya Survey No. 21, Abstract 469, County Block 469, NCB 35132 in the City of San Antonio, Bexar County, Texas. Said 2.646 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found iron rod with cap marked "HJA" on the east right-of-way line of Foster Meadows, the southwest corner of Lot 1, Block 54, New City Block 18274, Foster Meadows Commercial Subdivision recorded in Volume 9550, Page 125 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the herein described tract;

**THENCE:** Departing the east right-of-way line of said Foster Meadows, along and with the south line of said Lot 1 and Lot 2 of said Foster Meadows Commercial Subdivision, the north line of the herein described tract, the following bearings and distances:

S 74°34'15" E, a distance of 75.22 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the point of curvature;

Southeasterly, along a curve to the right, said curve having a radius of 565.00 feet, a central angle of 39°43'01", a chord bearing and distance of S 54°42'44" E, 383.86 feet, for an arc length of 391.65 feet to a found iron rod with cap marked "HJA";

Southeasterly, along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 27°53'06", a chord bearing and distance of S 48°47'46" E, 113.25 feet, for an arc length of 114.37 feet to a found iron rod with cap marked "HJA";

S 62°34'48" E, a distance of 223.95 feet to a found ½ inch iron rod on the west line of Tract 4 surveyed concurrently, the southeast corner of said Lot 2, the northeast corner of the herein described tract;

Z2014145

THENCE: S 28°22'16" W, along and with the west line of said Tract 4, the east line of the herein described tract, a distance of 104.97 feet to a found ½ inch iron rod on the north line of a portion of 175.123 acre tract described in deed to En Seguido, Ltd. recorded in Volume 8892, Page 1025 of said Official Public Records, the southwest corner of said Tract 4, the southeast corner of the herein described tract;

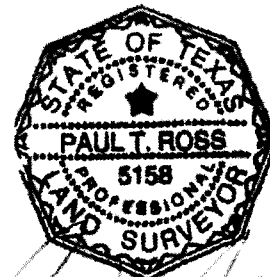
THENCE: Along and with the north line of said portion of 175.123 acres, the south line of the herein described tract, the following bearings and distances:

N 62°43'13" W, a distance of 740.37 feet to found ½ inch iron rod, for a point of curvature;

Northwesterly, along a curve to the right, said curve having a radius of 10.00 feet, a central angle of 78°03'08", a chord bearing and distance of N 24°00'20" W, 12.59 feet, for an arc length of 13.62 feet to a found ½ inch iron rod on the east right-of-way line of Foster Meadows, the northwest corner of said portion of 175.123 acre tract, the southwest corner of the herein described tract;

THENCE: N 15°01'10" E, along and with the east right-of-way line of said Foster Meadows, the west line of the herein described tract, a distance of 166.70 feet to the POINT OF BEGINNING, and containing 2.646 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9414-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: February 19, 2014  
JOB NO. 9414-13  
DOC. ID. N: Survey13\_13-9400\_9414-13\_Word\_9414-13\_FN\_T3.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



*Paul T. Ross*  
21 FEB. 14