

AN ORDINANCE 2017-06-15-0471

**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 on 60.62 acres out of NCB 16552 located in the 6300 block of East Loop 1604 North from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single- Family Airport Hazard Overlay District.

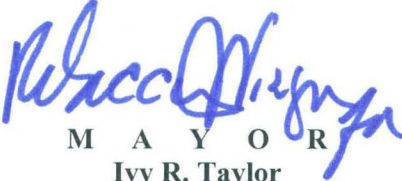
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 the 25th day of June 2017.


PASSED AND APPROVED this 15th day of June 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: 37, Z-2, Z-4, P-1, Z-5, Z-6, P-3, Z-8, Z-10, Z-11, Z-14)						
Date:	06/15/2017						
Time:	02:13:22 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017153 (Council District 2): An Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 60.62 acres out of NCB 16552, located in the 6300 Block of East 1604 Loop North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17050)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			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					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

Z2017153



FIELD NOTES
FOR
A 60.62 ACRE TRACT
(ZONING PARCEL)

A 60.62 acre tract of land, out of the Antonio Amador Survey No. 312, Abstract 1177, County Block 5070, now in New City Block 16552, Bexar County, Texas and being all of a called 0.830 acre tract of land as conveyed to Sage Wester Bouchie, L.P., of record in Volume 12722 Page 388 of the Official Public Records of Bexar County, Texas, all of a called 48.34 acre tract of land as conveyed to Land Resources Corporation of record in Volume 15267 Page 1852 of the Official Public Records of Bexar County, Texas and a portion of a called 124.0074 acre tract of land as conveyed to Land Resources Corporation in a Quitclaim Deed of record in Volume 7409 Page 1880 of the Official Public records of Bexar County, Texas. Bearings are based on said 48.34 acre tract unless otherwise noted. "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." Said 60.62 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point the south line of said 124.0074 acre tract, also being in line with a reference call of said 48.34 acre tract, in the north line of a called 14.154 acre tract of land as conveyed to Eduardo Gonzales, et al of record in Volume 12203 Page 2368 of the Official Public Records of Bexar County, Texas and described as 14.13 acres in Volume 3913 Page 1423 of the Deed Records of Bexar County, Texas, and for the southeast corner of the tract described herein, from which the southeast corner of said 124.0074 acre tract bears, S 74° 17' 53" E, a distance of 271.20 feet;

THENCE: N 74° 17' 53" W, along and with the most southerly lines of said 48.34 acre tract, the 124.0074 acre tract and the north line of the 14.154 acre tract, a distance of 1081.65 feet to a point for the northwest corner of said 14.154 acre tract, in the east line of a called 20.874 acre tract of land as conveyed to Wayne E. and Rose Harris of record in Volume 10965 Page 543 of the Official Public records of Bexar County, Texas, for the southwest corner of the 48.34 acre tract, the 124.0074 acre tract and the tract described herein;

THENCE: N 15° 38' 32" E, along and with a southwesterly line of the 48.34 acre tract, the 124.0074 acre tract, the easterly line of said 20.874 acre tract and of a called 28.00 acre tract as conveyed to Texas Conference Association of Seventh Day Adventists of record in Volume 10605 Page 695 of the Official Public Records of Bexar County, Texas, a distance of 849.78 feet to a point for the northeast corner of said 28.00 acres, an interior corner of the 48.34 acre tract, the 124.0074 acre tract and the tract described herein;

THENCE: N 74° 23' 53" W, along and with a southwesterly line of the 48.34 acre tract, the 124.0074 acre tract and the northeast line of the 28.00 acre tract, a distance of 1500.55 feet to a point for a northwest corner of said 28.00 acre tract, an angle in the east line of Lot 1, Block 1, County Block 5070 of the Judson I.S.D. New Converse Elementary School Subdivision Plat of record in Volume 9577 Page 48 of the Deed and Plat Records of Bexar County, Texas, for the most westerly corner of the 48.34 acre tract, the 124.0074 acre tract and the tract described herein;

THENCE: Along and with the easterly lines of said Lot 1 and the westerly lines of the 48.34 acre tract, the following two (2) courses:

1. N 35° 29' 44" E, a distance of 229.05 feet to a point for an interior corner of the tract described herein, and
2. N 35° 03' 33" E, a distance of 254.19 feet to a point for an interior corner of the tract described herein;

THENCE: N 15° 34' 17" E, continuing along and with the westerly line of the 48.34 acre tract, at 156.69 feet the northeast corner of said Lot 1, the southeast corner of a called 74.40 acre tract as conveyed to Sage Western Bouchie, L.P., of record in Volume 12405 Page 473 of the Official Public Records of Bexar County, Texas, and continuing

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along and with the westerly line of the 48.34 acre tract and the easterly line of the 74.40 acre tract, a total distance of **187.65 feet** to a point for the southwest corner of said 0.830 acre tract, a northwest exterior corner of the 48.34 acre tract, the 124.0074 acre tract and the tract described herein;

THENCE: N 15° 48' 52" E, (bearing based on 0.830 acre tract) along and with the common line between the 74.40 acre tract and the 0.830 acre tract, a distance of **604.90 feet** to a point for the northwest corner of the 0.830 acre tract and the tract described herein;

THENCE: S 74° 11' 08" E, (bearing based on 0.830 acre tract) along and with the north line of the 0.830 acre tract, a distance of **59.95 feet** to a point for the northeast corner of the 0.830 acre tract, the northwest corner of the 48.34 acre tract, the 124.0074 acre tract, an interior corner of a called 42.993 acre tract of land as conveyed to Saad Bouchoucha of record in Volume 10925 Page 1472 of the Official Public records of Bexar County, Texas and an interior corner of the tract described herein;

THENCE: S 79° 20' 06" E, along and with the northwesterly lines of the 43.34 acre tract, the 124.0074 acre tract and the southerly line of the 42.993 acre tract, at a distance of 798.70 feet the northeast corner of the 48.34 acre tract, and continuing along and with the southerly line of the 42.993 acre tract and the northwesterly line of the 124.0074 acre tract, a total distance of **1046.82 feet** to a point for an interior corner of the 42.993 acre tract, an exterior corner of the 124.0074 acre tract and the northeast corner of the tract described herein;

THENCE: S 16° 17' 14" W, (bearing based on 124.0074 acre tract described in Volume 5730 Page 30 of the Official Public Records of Bexar County, Texas) along and with a common line between the 42.993 acre tract and the 124.0074 acre tract, a distance of **65.67 feet** to a point for an exterior corner of the 42.993 acre tract, an interior corner of the 124.0074 acre tract and the tract described herein;

THENCE: Into and across the 124.0074 acre tract, the following four (4) courses (no record bearings for the following calls):

1. **S 13° 27' 45" E**, a distance of **346.28 feet** to a point for an exterior corner of the tract described herein,
2. **S 09° 32' 23" W**, a distance of **628.13 feet** to a point for an interior corner of the tract described herein,
3. **S 70° 15' 56" E**, a distance of **541.84 feet** to a point for an exterior corner of the tract described herein, and
4. **S 09° 24' 19" E**, a distance of **1276.83 feet** to the **POINT OF BEGINNING** and containing **60.62 acres**, more or less, in the City of San Antonio, Bexar County, Texas.

Job No.: 17-022
Prepared by: KFW Surveying
Date: April 5, 2017
File: S:\Draw 2017\17-022 FM 1516 & Crestway\DOCS\FN - 60.62 Acres - Zoning Only

