

RESOLUTION NO. 2009-002

APPROVE THE PROPOSED ZONING CHANGE FROM "RE" RESIDENTIAL ESTATE DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "MI-1" MIXED LIGHT INDUSTRIAL DISTRICT (209.45 ACRES) AND "SGD" SAND AND GRAVEL DISTRICT (44.012 ACRES), OUT OF CB 5162, 11000 BLOCK OF SOUTHTON ROAD, SOUTHWEST OF SOUTHTON ROAD, BETWEEN SOUTH BLUE WING ROAD TO THE EAST AND THE SAN ANTONIO RIVER TO THE WEST. (CSMA AREA 5)

WHEREAS, the City South Management Authority (CSMA) Board adopted the City South Community Plan and the Comprehensive Land Use Plan for City South on December 20, 2005; and

WHEREAS, on February 18, 2007 the City of San Antonio disannexed area 5 and on March 1, 2008 the City of San Antonio disannexed areas 1, 4, 6 and 7 in City South that were previously under limited purposed annexation; and

WHEREAS, under Tex. Loc. Gov't Code Chapter 375.312 City South Management Authority has specific zoning authority as authorized by Tex. Loc. Gov't Code Chapter 211; and

WHEREAS, the San Antonio Planning Commission heard and recommended approval of the plan amendment to City Council on November 12, 2008, and the City Council on December 4, 2008 approved the plan amendment for this property's land use designation from Rural Living and Resource Protection/Open Space to Heavy Industry on 120.2 acres excluding the portion that is located within the floodplain, and from Rural Living to Agriculture and Light Industry on 209.45 acres; and

WHEREAS, CSMA Board is charged to review all zoning requests in the CSMA area; and

WHEREAS, the CSMA Board published notice in the newspaper and provided written notice to neighboring landowners within 200 feet; and

WHEREAS, the CSMA Zoning Commission held its public hearing January 12, 2009 and heard from City and CSMA staff; Harry Jewett, Applicant, for Reed S. Lehman Grain, Ltd., Owner(s), and the public; and provided its recommendation to the CSMA Board

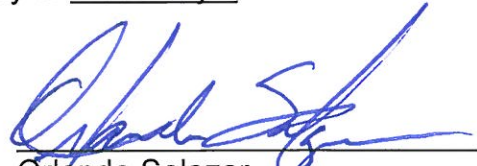
NOW, THEREFORE, BE IT RESOLVED BY THE CSMA BOARD:

SECTION 1: On January 27, 2009 the CSMA Board held a public hearing on the zoning application by Harry Jewett, Applicant, for Reed S. Lehman Grain, Ltd., Owner(s), for a change in zoning from "RE" Residential Estate District and "DR" Development Reserve District to "MI-1" Mixed Light Industrial District (209.45 acres) and "SGD" Sand and Gravel District (44.012 acres), out of CB 5162, 11000 Block of Southton Road, Southwest of Southton Road, between South Blue Wing Road to the east and the San Antonio River to the west. (CSMA Area 5), and the applicant has acknowledged that they will not conduct sand and gravel operations in the floodplain.

SECTION 2: The CSMA Board proceeded with the public hearing and heard from the City and CSMA staff, the applicant/applicant's representative, and the public. The Board, after hearing said comments, has decided to approve the zoning request as being consistent with the City South Community Plan land use intensity and compatibility and to the goals for the South Side as set out in the City South Community Plan.

SECTION 3: This Resolution shall serve as the CSMA Board's decision as provided by Tex. Loc. Gov't Code Chpt. 211.

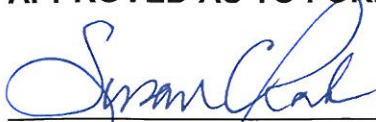
PASSED AND APPROVED on the 27th day of January 2009.


Orlando Salazar,
First Assistant Presiding Officer

ATTEST:


Robert Peche, Executive Director

APPROVED AS TO FORM:


Susan C. Rocha, Legal Counsel

2008002

SOUTHTON PARK SUBDIVISION

PROPERTY DESCRIPTIONS FOR THE MASTER PLAN AMENDMENT AND ZONING CHANGE

SOUTHTON PARK SUBDIVISION
PLAT RECORDATION: VOL 368, PG 123

SAND AND GRAVEL DISTRICT AREA [REDACTED] (44.012 acres - see attached field notes)

MIXED LIGHT INDUSTRIAL DISTRICT AREA (209.45 ACRES)

<u>BLOCK</u>	<u>LOT</u>
2	1 - 7
3	9
7	1 - 5
8	17 - 38, 52 and S ½ of 39 - 42
11	1 - 16, 39 - 51
12	1, 13 - 36 and S ½ of 2 - 12
13	1 - 16, 25, 26 and N ½ of 17 - 24
14	1 - 12, 18 - 29
15	1 - 12, 19 - 30
16	1, 2, 17, 18
18	1, 2
19	1 - 12

FIELD NOTES
FOR
44.012 ACRE TRACT

Being a 44.012 acre parcel consisting of northwest corner of Lot 9, northwest portion of Lot 10, all of Lots 11 thru 24 and east portion of Lot 25, all of these lots being out of Block 2; north portion of Lots 12 and 13, part of Lot 14, all of Lots 15 thru 24, part of Lot 25, north portion of Lots 26 thru 31, north portion of Lots 45 thru 47, part of lots 48 and 49, all of Lots 50 thru 54, north portion of Lots 55 thru 57 all of these lots being out of Block 9 and north portion of Lots 17 thru 21 out of Block 11, Southon Park Subdivision, a subdivision containing about 595 acres of land known as the Jose Sandoval Grant, in Bexar County Texas, as per map and plat thereof now recorded in Volume 368, Page 123, of the Deed and Plat Records of Bexar County, State of Texas and said 44.012 acre tract being further described by metes and bounds as follows;

BEGINNING: At a ½" Iron pin found for a corner, said corner being the most northeasterly corner of Lot 1, Block 2, County Block 5162 and said corner being located on the westerly right-of-way of Center Road, a 50 feet wide county road paved, no curbs (Volume 368, Page 123);

THENCE: N 82°35'00" W, along and with the northerly boundary line of Southon Park Subdivision for a distance of 920.73 feet to a point for the northeast corner of this tract and said corner being the POINT OF BEGINNING of the hereinafter described 44.012 acre tract;

THENCE: Along and with the easterly boundary line of this tract as follows;

S 34°37'11" W, for a distance of 399.95 feet to a point for a corner;
S 36°43'51" W, for a distance of 100.00 feet to a point for a corner;
S 49°49'10" W, for a distance of 100.00 feet to a point for a corner;
S 61°37'24" W, for a distance of 150.00 feet to a point for a corner;
S 52°24'30" W, for a distance of 50.00 feet to a point for a corner;
S 39°25'16" W, for a distance of 50.00 feet to a point for a corner;
S 04°27'38" E, for a distance of 50.00 feet to a point for a corner;
S 17°27'13" E, for a distance of 85.00 feet to a point for a corner;
S 50°42'09" W, for a distance of 303.80 feet to a point for a corner;
S 35°34'42" W, for a distance of 239.66 feet to a point for a corner;
S 35°34'42" W, for a distance of 239.66 feet to a point for a corner;
S 11°35'24" W, for a distance of 220.00 feet to a point for a corner;
S 68°54'18" W, for a distance of 100.00 feet to a point for a corner;
S 87°49'18" W, for a distance of 25.00 feet to a point for the most southerly corner of this tract;

THENCE: Along and with the westerly boundary line of this tract as follows;

N 79°18'29" W, for a distance of 25.00 feet to a point for a corner;
N 42°38'04" W, for a distance of 50.00 feet to a point for a corner;

N 14°21'42" W, for a distance of 89.16 feet to a point for a corner;
N 35°30'22" W, for a distance of 911.24 feet to a point for a corner;
N 13°51'47" W, for a distance of 50.00 feet to a point for a corner;
N 05°59'58" E, for a distance of 50.00 feet to a point for a corner;
N 31°09'14" E, for a distance of 51.73 feet to a point for a corner;
N 51°23'52" E, for a distance of 141.91 feet to a point for a corner;
N 37°52'20" W, for a distance of 58.26 feet to a point for a corner;
S 57°06'51" W, for a distance of 108.42 feet to a point for a corner;

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(866) 737-3417	(877) 791-3155
Fax (210) 733-5384	(956) 791-3156 Fax

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S 87°23'58" W, for a distance of 100.00 feet to a point for a corner;
N 74°29'55" W, for a distance of 50.00 feet to a point for a corner;
N61°41'53" W, for a distance of 50.00 feet to a point for a corner;
N45°15'37" W, for a distance of 100.00 feet to a point for a corner;
N47°07'35" W, for a distance of 50.00 feet to a point for a corner;
N52°28'03" W, for a distance of 100.00 feet to a point for a corner;
N39°18'11" W, for a distance of 50.00 feet to a point for a corner;
N31°24'46" W, for a distance of 100.00 feet to a point for a corner;
N39°55'35" W, for a distance of 50.00 feet to a point for a corner;
N42°31'18" W, for a distance of 50.00 feet to a point for a corner;
N16°23'52" W, for a distance of 50.00 feet to a point for a corner;
N00°51'36" W, for a distance of 200.00 feet to a point for a corner;
N18°29'24" W, for a distance of 74.59 feet to a point for the most westerly corner of this tract;

THENCE: Along and with the northerly boundary line of this tract as follows;
S 76°47'24" E, for a distance of 410.70 feet to a point for a corner;
S 82°02'00" E, for a distance of 946.00 feet to a point for a corner;
S 83°24'00" E, for a distance of 800.00 feet to a point for a corner;
S 82°35'00" E, for a distance of 182.04 feet to a point for the most easterly corner and the POINT OF BEGINNING of the heretofore described 44.012 acres of land.

Nov. 20, 2008
Job No. 08001.

