

AN ORDINANCE 2014 - 01 - 16 - 0031

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 20.79 acres out of NCB 11156 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

**SECTION 2.** In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered up to a height of eight (8) feet along the northern property line.

**SECTION 3.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 5.** 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.

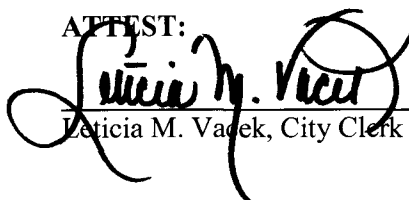
**SECTION 6.** This ordinance shall become effective January 26, 2014.

**PASSED AND APPROVED** this 16th day of January 2014.

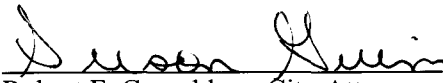


M A Y O R  
Julián Castro

ATTEST:

  
Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:

  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-6</b>						
<b>Date:</b>	01/16/2014						
<b>Time:</b>	02:21:00 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2013208 (District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 20.79 acres out of NCB 11156 located on a portion of the 12100 Block of Southeast Loop 410. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 13050)						
<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>
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Carlton Soules	District 10		x				



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
ZONING

A 20.79 acre, more or less, tract of land out of a 49.6027 acre tract of land conveyed to 100 SA Pleasanton, Ltd. in Deed recorded in Volume 12145, Pages 2470-2475 of the Official Public Records of Real Property of Bexar County, Texas, out of the Domingo Bustillo Survey Number 31, Abstract Number 41, New City Block 11156 in the City of San Antonio, Bexar County, Texas. Said 20.79 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At the northeast corner of said 49.6027 acre tract, the northwest corner of 4.000 acre tract described in Volume 11167, Pages 1137-1139 of Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** S 00°33'16" E, along and with the east line of said 49.6027 acre tract, the west line of said 4.000 acre tract, a distance of 641.82 feet to the southeast corner of said 49.6027 acre tract, the southwest corner of said 4.000 acre tract, on the north right-of-way line of Southeast Loop 410, a minimum 320-foot right-of-way;

**THENCE:** Southwesterly, along and with the north right-of-way line of said Southeast Loop 410, the south line of said 49.6027 acre tract, the following bearings and distances:

S 82°38'03" W, a distance of 133.37 feet to an angle point;

S 78°08'47" W, a distance of 592.61 feet to an angle point;

S 76°06'44" W, a distance of 150.39 feet to the southeast corner of Lot 901, Block 9, New City Block 12509 of the Pleasanton Farms Unit 1B Subdivision recorded in Volume 9656, Page 194 of Deed and Plat Records of Bexar County, Texas;

**THENCE:** Departing the north right-of-way line of said Southeast Loop 410, the south line of said 49.6027 acre tract, along and with the east and north lines of said Lot 901, the following bearings and distances:

N 13°53'16" W, a distance of 226.60 feet to a point;

S 87°53'55" W, a distance of 375.47 feet to a point on the east right-of-way line of Walhalla Road, a 60-foot right-of-way, recorded in Volume 9654, Pages 153-154 of Deed and Plat Records of Bexar County, Texas;

THENCE: Continuing north along the east right-of-way line of said Walhalla Road, the following bearings and distances:

N 00°09'52" W, a distance of 43.39 feet to a point;

Along a tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 23°44'45", a chord bearing and distance of N 12°02'14" W, 53.49 feet, for an arc length of 53.88 feet to a point;

N 23°54'37" W, a distance of 67.05 feet to a point;

Along a tangent curve to the right, said curve having a radius of 70.00 feet, a central angle of 23°31'00", a chord bearing and distance of N 12°09'07" W, 28.53 feet, for an arc length of 28.73 feet to a point;

N 00°23'37" W, a distance of 23.63 feet to a point;

Along a tangent curve to the right, said curve having a radius of 5.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°36'23" E, 7.07 feet, for an arc length of 7.85 feet to a point;

N 00°23'37" W, a distance of 50.00 feet to a point;

Along a non-tangent curve to the right, said curve having a radial bearing of N 00°23'37" W, a radius of 5.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 45°23'37" W, 7.07 feet, for an arc length of 7.85 feet to a point;

N 00°23'37" W, a distance of 182.00 feet to a point;

Along a tangent curve to the right, said curve having a radius of 5.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 44°36'23" E, 7.07 feet, for an arc length of 7.85 feet to a point;

N 00°23'37" W, a distance of 50.00 feet to a point;

Along a non-tangent curve to the right, said curve having a radial bearing of N 00°23'37" W, a radius of 5.00 feet, a central angle of 89°59'17", a chord bearing and distance of N 45°23'58" W, 7.07 feet, for an arc length of 7.85 feet to a point;

N 00°40'48" W, a distance of 90.68 feet to a point on the north line of said 49.6027 acre tract, at the southwest corner of a 0.184 acre tract, New City Block 11156 described in Volume 4333, Pages 72-73 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°34'26" E, along and with the north line of said 49.6027 acre tract, a distance of 520.75 feet to the southeast corner of a 0.145 acre tract, New City Block 11156 described in Volume 8846, Pages 1636-1637 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°24'01" W, departing the north line of said 49.6027 acre tract, along and with the east line of said 0.145 acre tract, a distance of 99.95 feet to the southwest corner of Lot 9, Block 6, New City Block 12508, Kingsborough Ridge, Unit-9, said Lot 9 described in Volume 4209, Pages 449-450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°35'15" E, along and with the south line of said Lot 9, a distance of 67.00 feet to the southeast corner of said Lot 9, the northwest corner of a 0.154 acre tract, New City Block 11156 described in Volume 3888, Pages 1287-1288 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°29'32" E, departing the south line of said Lot 9, along and with the west line of said 0.154 acre tract, a distance of 99.94 feet to the southwest corner of said 0.154 acre tract, on the north line of said 49.6027 acre tract;

THENCE: N 89°37'05" E, departing the west line of said 0.154 acre tract, along and with the north line of said 49.6027 acre tract, a distance of 741.53 feet to the POINT OF BEGINNING, and containing 20.79 acres in the City of San Antonio, Bexar County, Texas.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 28, 2013  
JOB NO. 9276-13  
DOC. ID. N:\Survey\13\13-9200\9276-13\Word\9276-13 EX 20.79 AC ZONING TRACT.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

