

**THIS IS A DRAFT ORDINANCE AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**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 adopting zoning district boundaries for properties currently outside city limits and not zoned as described in **Attachment "A"**, attached hereto, made a part hereof and incorporated herein for all purposes.

**SECTION 2.** 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 3.** 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 4.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

**SECTION 10.** This ordinance shall become effective December 31, 2016.

**PASSED AND APPROVED** this 10th day of November, 2016.

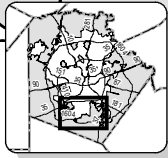
**M A Y O R**  
**Ivy R. Taylor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
City Attorney

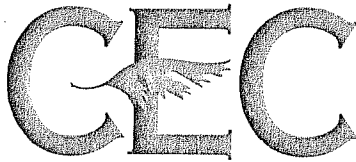


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Attachment A  
South San Antonio Voluntary Annexation  
Zoning Case Z2016259

	Location	Account Number	Property ID	Legal Description	Acres	Proposed Zoning	Proposed Zoning Detail
1	11893 FISCHER RD	04301-000-0760	190333	CB 4301 P-76 ABS 6	9.984	NP-8 AHOD	Neighborhood Preservation District, Airport Hazard Overlay District
2	12131 FISHER RD	04301-000-0491	190255	CB 4301 P-49A ABS 6	20.724	NP-8 AHOD	Neighborhood Preservation District, Airport Hazard Overlay District
3	SOMERSET RD	04295-000-0323	189242	CB 4295 P-32C ABS 12	33.4225	NP-15 AHOD	Neighborhood Preservation District, Airport Hazard Overlay District
4	SOMERSET RD			Specifically Described in Exhibit 1	204.203	NP-15 AHOD	Neighborhood Preservation District, Airport Hazard Overlay District
5	10952 ESPADA RD	04002-001-0260	155817	CB 4002-1 W IRRG 2240.49 FT OF TR-9 ARB P-26	8.333	RP AHOD	Resource Protection District, Airport Hazard Overlay District
6	10954 ESPADA RD	04002-001-0170	155765	CB 4002-1 P-17	12.728	RP AHOD	Resource Protection District, Airport Hazard Overlay District
7	11735 BLUE WING RD	04069-034-0172	175451	CB 4069B BLK 15 LOT 17	4.996	R-20 AHOD	Residential Single-Family District, Airport Hazard Overlay District
8	4415 MICKEY RD	0469-028-0077	1232638	CB 4069B BLK 7 LOT N IRR 535.12 FT OF TR-7 (1.612 AC) & BLK 8 LOT NE 477.25 FT OF TR-8 ARB TR-8A (9.102 AC)	10.714	RP AHOD	Resource Protection District, Airport Hazard Overlay District
9	3800 S LOOP 1604	04167-101-0030	181229	CB 4167A BLK 1 LOT 3 (IVY SUBD)	43.656	RE	Residential Estate District
10	3800 S LOOP 1604	04167-101-0080	181234	CB 4167A BLK 1 LOT 8 (IVY SUBD)	40.218	RE	Residential Estate District
	<b>Total Acres</b>				<b>388.9785</b>		



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
SAN ANTONIO • LAREDO

## DESCRIPTION OF 204.203 ACRE TRACT

**Being** a 204.203 acre tract being out of a 306.391 acre tract out of the Jose Angel Navarro Survey No. 5, Abstract No. 12, C.B. 4295, San Antonio, Bexar County Texas, as recorded in Volume 14039, Page 146, Official Public Records and out of a 0.4068 acre tract as recorded in Volume 14738, Page 342, Official Public Records and being out of the F. R. Hernandez Survey No. 6, Abstract No. 6, County Block 4301, San Antonio, Bexar County Texas, said 204.203 acre tract being more particularly described as Tract 1 containing 198.981 acres, Tract 2 containing 4.374 acres and Tract 3 containing 0.848 acres and being more particularly described by metes and bounds as follows:

### SURVEYOR NOTE:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,750,260.07, E = 2,099,440.89.

### TRACT 1

**Being** a 198.981 acre tract out of a 306.391 acre tract as recorded in Volume 14039, Page 146, Official Public Records, and being out of the Jose Angel Navarro Survey No. 5, Abstract No. 12, C.B. 4295, San Antonio, Bexar County Texas, said 198.981 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8" iron rod on the north line of Howard Road for the southeast corner of the herein described tract and the southeast corner of a 100 acre tract conveyed from Lane to Waechter in deed recorded in Volume 1221, Page 23, Deed Records;

**THENCE**, along the north line of Howard Road, the south line of said 100 acre tract and the south line of the herein described tract, N. 80°50'30" W., a distance of 2694.82 feet to a 1/2" iron rod with "CEC" cap set for the southwest corner of the herein described tract;

**THENCE**, along the west line of the herein described tract N. 09°08'30" E., a distance of 1525.10 feet to a 1/2" iron rod found for the the southeast corner of a 33.422 acre (Tract A) as recorded in Volume 8614, Page 205, Official Public Records, the southwest corner of a 100.77 acre tract conveyed from Waechter to Reeh as described in Volume 1219, Page 591, Deed Records, the northwest corner of a 100 acre tract conveyed from Lane to Waechter as described in Volume 1221, Page 23, Deed Records and the southwest corner of a 101.93 acre tract conveyed from Lane to Lindsey as described in Volume 1237, Page 556, Deed Records, for an angle point of the herein described tract;

**THENCE**, continuing along the west line of the herein described tract, the west line of said

101.93 acre tract and the east line of said 100.77 acre tract N. 14°59'00" E., a distance of 1565.69 feet to a ½" iron rod with "CEC" cap set for the northwest corner of the herein described tract, said point being the northwest corner of said 101.93 acre tract and the northeast corner of said 100.77 acre tract, said point being in the south line of a 1269.456 acre tract as described in Volume 3227, Page 1024, Official Public Records;

**THENCE**, along the north line of the herein described tract, the north line of said 101.93 acre tract and the south line of said 1269.456 acre tract S. 80°48'53" E., a distance of 2850.82 feet to a ½" iron rod found for the northeast corner of the herein described tract and the northeast corner of said 101.93 acre tract;

**THENCE**, along the east line of said 101.93 acre tract, the east line of said 100.00 acre tract and the east line of the herein described tract and a west line of said 1269.456 acre tract S. 14°59'07" W., a distance of 3097.38 feet to the **POINT OF BEGINNING** and containing 198.981 acres of land, more or less.

## **TRACT 2**

Being a 4.374 acre tract out of a 306.391 acre tract as recorded in Volume 14039, Page 146, Official Public Records and being out of the Jose Angel Navarro Survey No. 5, Abstract No. 12, C.B. 4295, and out of a 0.4068 acre tract as recorded in Volume 14738, Page 342, Official Public Records and being out of the F. R. Hernandez Survey No. 6, Abstract No. 6, County Block 4301, San Antonio, Bexar County Texas, said 4.374 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod at the northeast corner of the herein described tract, the southeast corner of a 33.422 acre (Tract A) as recorded in Volume 8614, Page 205, Official Public Records, the southwest corner of a 100.77 acre tract conveyed from Waechter to Reeh as described in Volume 1219, Page 591, Deed Records, the northwest corner of a 100 acre tract conveyed from Lane to Waechter as described in Volume 1221, Page 23, Deed Records and the southwest corner of a 101.93 acre tract conveyed from Lane to Lindsey as described in Volume 1237, Page 556, Deed Records;

**THENCE**, along the east line of of the herein described tract S. 09°08'30" W., a distance of 60.00 feet to a ½" iron rod with "CEC" cap set for the southeast corner of the herein described tract;

**THENCE**, parallel to and 60 foot south of the south line of said 100.77 acre tract and the north line of the herein described tract N. 80°43'52" W., a distance of 2893.91 feet to a ½" iron rod with "CEC" cap set for a corner of the herein described tract said point being on the east line of 0.4068 acre tract conveyed to "TMM Investments Ltd." as described in Volume 14738, Page 342, Official Public Records;

**THENCE**, along the east line of said 0.4068 acre tract S. 08°54'15" W., a distance of 143.56 feet to a ½" iron rod with "CEC" cap set for the southernmost southwest corner of the herein described tract;

**THENCE**, along the south line of said 0.4068 acre tract N. 46°07'42" W., a distance of 144.11 feet to a ½" iron rod with "CEC" cap set for the southwest corner of the herein described tract, said point being in the east right of way line of Somerset Road;

**THENCE**, along the east right of way line of Somerset Road N. 26°01'01" E., a distance of 127.11 feet to a found 5/8" iron rod for the northwest corner of the herein described tract;

**THENCE**, along the south line of said 33.422 acre tract, the south line of said 100.77 acre tract and the north line of the herein described tract S. 80°43'52" E., a distance of 2974.85 feet to the **POINT OF BEGINNING** and containing 4.374 acres of land, more or less.

### TRACT 3

Being a 0.848 acre tract out of a 306.391 acre tract as recorded in Volume 14039, Page 146, Official Public Records, and being out of the Jose Angel Navarro Survey No. 5, Abstract No. 12, C.B. 4295, San Antonio, Bexar County Texas, said 0.848 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a set ½" iron rod set for the southwest corner of the herein described tract, said point being the point of curvature of a curve in Wastson Road and said tract conveyed to Bexar County as described in a deed recorded in Volume 7729, Page 40, Official Public Records;

**THENCE**, along the north line of of the herein described tract S. 81°29'22" E., a distance of 620.02 feet to a ½" iron rod with "CEC" cap set for an angle point of the herein described tract;

**THENCE**, continuing along north line of the herein described tract S 80°51'30" E., a distance of 733.76 feet to a ½" iron rod with "CEC" cap set for a cutback of the herein described tract;

**THENCE**, along said cutback N. 54°08'30" E., a distance of 34.57 feet to a ½" iron rod with "CEC" cap set, for a northeast corner of the herein described tract;

**THENCE**, along the east line of the herein described tract S. 08°34'00" W., a distance of 55.26 feet to a ½" iron rod with "CEC" cap set for the southeast corner of the herein described tract said point being in thee north line of Howard Road;

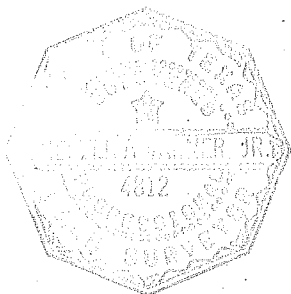
**THENCE**, along the north line of Howard Road N. 80°50'30" W., a distance of 763.55 feet to a ½" iron rod with "CEC" cap set for an angle point of the herein described tract;

**THENCE**, along the north right of way of Watson Road N. 80°28'53" W., a distance of 444.97 feet to a ½" iron rod with "CEC" cap set on a curve to the left having a central angle of 13°11'52", a radius of 746.21 and a chord bearing and distance of N. 73°52'57" W., 171.51 feet for the southwest corner of the herein described tract;

**THENCE**, along the arc of said curve and the north right of way line of Watson Road a distance of 171.89 feet to the **POINT OF BEGINNING** and containing 0.848 acres of land, more or less.

Said Tract 1, Tract 2 and Tract 3 containing 204.203 acre of land more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 8th day of December, 2010.



*Chester A. Varner*  
Chester A. Varner, RPLS # 4812 12/8/2010