

AN ORDINANCE 2018-08-02-0586

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 39.228 acres out of NCB 18087 and CB 4286 from "FBZ AHOD" Form Based Zone Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 (previously CB 4286) and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 (previously CB 4286).


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

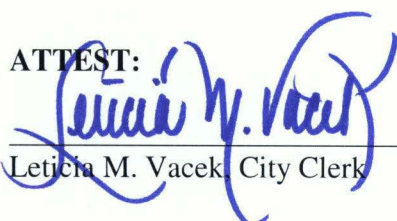
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

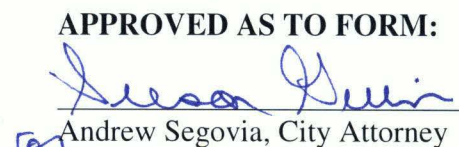
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective August 12, 2018.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of August 2018.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-25 ( in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44 )						
<b>Date:</b>	08/02/2018						
<b>Time:</b>	02:11:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE# Z2018222 (Council District 4): Ordinance amending the Zoning District Boundary from "FBZ AHOD" Form Based Zone Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 and CB 4286 and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 and CB 4286, located at 13527 S.W. Loop 410. Staff and Zoning Commission recommend Approval.						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
08/02/2018  
Item No. Z-25

# **EXHIBIT “A”**



2018999

Kimley-Horn and Associates, Inc.  
TBPLS Firm No. 10193973  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

**A METES AND BOUNDS  
DESCRIPTION OF A  
2.996 ACRE TRACT OF LAND**

**BEING** a 2.996 acre (130,500 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**COMMENCING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northeasterly corner of the said 127.9 acre tract and the northwesterly corner of that certain 9.559 acre tract described in instrument to Geraldine R. Traughgott recorded in Volume 5539, Page 848, Official Public Records of Bexar County;

**THENCE**, along the northerly boundary of the said 127.9 acre tract and the southerly right-of-way line of said I.H. Loop 410 the following two (2) courses and distances:

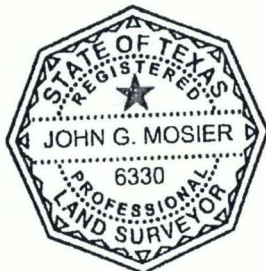
1. North 82°48'40" East, 263.98 feet to an aluminum disk found at an angle point;
2. South 89°35'37" West, 82.37 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, departing the southerly right-of-way line of said I.H. Loop 410 and into the said 127.9 acre tract the following three (3) courses and distances:

1. South 0°24'23" East, 300.00 feet, to a point for corner;
2. South 89°35'37" West, 435.00 feet to a point for corner;
3. North 0°24'23" West, 300.00 feet to ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of aforesaid I.H. Loop 410;

**THENCE**, North 89°35'37" East, 435.00 feet along said I.H. Loop 410 to the **POINT OF BEGINNING**, containing 2.996 acres in of land Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Kimley-Horn and Associates, Inc.



*John G. Mosier*

John G. Mosier  
Registered Professional Land Surveyor #6330  
Ph. 210-321-3402  
[greg.mosier@kimley-horn.com](mailto:greg.mosier@kimley-horn.com)

Signature Date: 5/10/2018

2018222

Kimley-Horn and Associates, Inc.  
TBPLS Firm No. 10193973  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

**A METES AND BOUNDS  
DESCRIPTION OF A  
2.996 ACRE TRACT OF LAND**

**BEING** a 2.996 acre (130,500 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acre tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**COMMENCING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northwesterly corner of the said 127.9 acre tract and the northeasterly corner of Lot 16 of AJ's Place Subdivision No.3, Replat of which is recorded in Volume 9575, Page 97, Deed and Plat Records of Bexar County;

**THENCE**, along the said southerly right-of-way I.H Loop 410 and the northerly boundary of the said 127.9 acre tract the following two (2) courses and distances:

1. North 89°35'37" East, 343.66 feet to the **POINT OF BEGINNING** herein described tract of land;
2. North 89°35'37" East, 435.00 feet to a point for corner;

**THENCE**, departing the said southerly right-of-way I.H Loop 410 and into the said 127.9 acre tract the following two (2) courses and distances:

1. South 0°24'23" East, 300.00 feet to a point for corner;
2. South 89°35'37" West, 435.00 feet to a point for corner on the aforesaid southerly right-of-way I.H Loop 410;

**THENCE**, North 0°24'23" West, 300.00 feet along the said southerly right-of-way I.H Loop 410 to the **POINT OF BEGINNING**, containing 2.996 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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[greg.mosier@kimley-horn.com](mailto:greg.mosier@kimley-horn.com)

Signature Date: 5/10/2018

Exhibit "A"



2018000

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TBPLS Firm No. 10193973  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

**A METES AND BOUNDS  
DESCRIPTION OF A  
16.568 ACRE TRACT OF LAND**

**BEING** a 16.568 acre (721,693 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**BEGINNING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northeasterly corner of the said 127.9 acre tract and the northwesterly corner of that certain 9.559 acre tract described in instrument to Geraldine R. Traughgott recorded in Volume 5539, Page 848, Official Public Records of Bexar County;

**THENCE**, departing the said southerly right-of-way I.H. Loop 410 and along the westerly boundary of the said 9.559 acre tract the following three (3) courses and distances:

1. South 0°23'18" East, 867.47 feet to a ½-inch iron rod (w/cap stamped "KHA") set at an angle point;
2. South 0°23'18" East, 179.82 feet to a ½-inch iron rod (w/cap stamped "KHA") set at an angle point;
3. South 0°23'18" East, 17.82 feet to a ½-inch iron rod (w/cap stamped "KHA") set for corner;

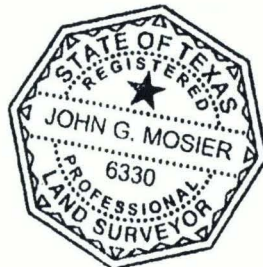
**THENCE**, departing the westerly boundary of the said 9.559 acre tract and into the aforesaid 127.9 acre tract the following four (4) courses and distances:

1. South 89°35'37" West, 778.70 feet to a point for corner;
2. North 0°24'23" West, 800.00 feet to a point for corner;
3. North 89°35'37" East, 435.00 feet to a point for corner;
4. North 0°24'23" West, 300.00 feet to a point for corner on the northerly boundary of the said 127.9 acre tract and the southerly right-of-way line of aforesaid I.H. Loop 410;

**THENCE**, along the northerly boundary of the said 127.9 acre tract and the southerly right-of-way line of said I.H. Loop 410 the following two (2) courses and distances:

1. North 89°35'37" East, 82.37 feet to an aluminum disk found at an angle point;
2. South 82°48'40" East, 263.98 feet to the **POINT OF BEGINNING** and containing 16.568 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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Signature Date: 5/10/2018

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San Antonio, Texas 78216

**A METES AND BOUNDS  
DESCRIPTION OF A  
16.668 ACRE TRACT OF LAND**

**BEING** a 16.668 acre (726,047 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**BEGINNING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northwesterly corner of the said 127.9 acre tract and the northeasterly corner of Lot 16 of AJ's Place Subdivision No.3, Replat of which is recorded in Volume 9575, Page 97, Deed and Plat Records of Bexar County;

**THENCE**, North 89°35'37" East, 343.66 feet along the said southerly right-of-way I.H Loop 410 and the northerly boundary of the said 127.9 acre tract to a point for corner;

**THENCE**, departing the said southerly right-of-way I.H Loop 410 and into the said 127.9 acre tract the following four (4) courses and distances:

1. South 0°24'23" East, 300.00 feet to a point for corner;
2. North 89°35'37" East, 435.00 feet to a point for corner;
3. South 0°24'23" East, 800.00 feet to a point for corner;
4. South 89°35'37" West, 778.70 feet to a point for corner on the westerly boundary of the aforesaid 127.9 acre tract and the easterly boundary of Hunter's Pond Subdivision Phase 1, Plat of which is recorded in Volume 9552, Page 63, Deed and Plat Records of Bexar County;

**THENCE** North 0°24'16" West, 1100.00 feet along the said westerly boundary of the 127.9 acre tract to the **POINT OF BEGINNING**, containing 16.668 acres of land in Bexar County, Texas The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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