

AN ORDINANCE 2015-10-15-0887

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 a total of 41.693 acres comprised of two parcels out of NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD " General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

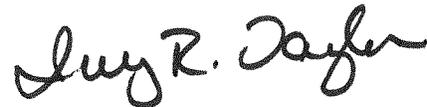
SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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.

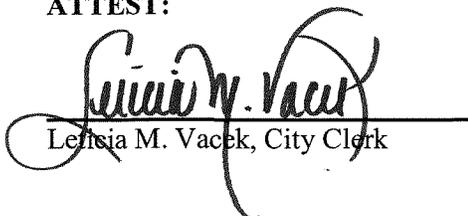
SECTION 5. This ordinance shall become effective October 25, 2015.

PASSED AND APPROVED this 15th day of October, 2015



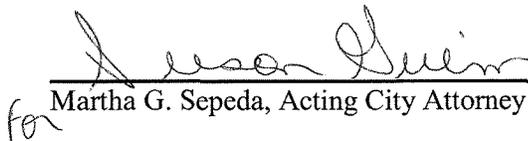
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-5 (in consent vote: P-1, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, P-4, Z-12, P-6)
Date:	10/15/2015
Time:	02:25:52 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015275 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD " General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 41.693 acres out of NCB 11166 located on a portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		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			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

72015275



FIRM LICENSE NO. 10122300

RECEIVED
15 AUG -5 PM 2: 58

FIELD NOTES
FOR ZONING

LAND DEVELOPMENT
SERVICES

A 37.64 acre tract of land, a portion of 96.98 of an acre tract of land, in the New City Block (N.C.B.) 11166 out of the J.A. De La Garza Survey A-3, conveyed to Southstar Mission Del Lago Developer LLC of record in Volume 17107 Page 1426 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

BEGINNING: At a found 1/2" iron rod in the south right-of-way line of Mission Grande, a 86 foot right-of-way, of record in Volume 9522 Page 53 of the Deed and Plat Records of Bexar County, Texas and for a northeast corner of the 3.00 acre tract of record in Volume 14746 Page 36 of the Official Public Records of Bexar County, Texas and for the northwest corner of the 96.98 acre tract and the tract described herein;

THENCE: along and with the south right-of-way line of Mission Grande and the north line of the 96.98 acre tract the following four (4) courses:

1. N 89°23'05" E, a distance of 62.00 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. N 43°47'23" E, a distance of 16.63 feet to a found 1/2" iron rod, for a non-tangent point of curvature to the right,
3. with a non-tangent curve to the right, having an arc of 19.89 feet, a radius of 13.00 feet, a delta of 87°39'45", and a chord bears N 43°06'24" E, a distance of 18.01 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency, and
4. N 89°23'06" E, a distance of 578.12 feet to a point, for the northeast corner of the tract described herein from which a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" bears N 89°23'06" E, a distance of 333.89 feet for the cutback intersection with U.S. Highway 281, a 200 foot right-of-way, of record in Volume 5671 Page 949 of the Official Public Records of Bexar County, Texas;

THENCE: Over and across the 96.98 acre tract, the following nine (9) courses:

1. S 00°37'13" E, a distance of 1026.42 feet to a point, for an exterior corner of the tract described herein,
2. S 88°44'06" W, a distance of 225.00 feet to a point, for an interior corner of the tract described herein,
3. S 00°38'09" E, a distance of 1383.95 feet to a point in a curve to the left, for an exterior corner of the tract described herein,
4. with a non-tangent curve to the left, having an arc of 270.12 feet, a radius of 365.06 feet, a delta of 42°23'42", and a chord bears S 68°29'49" W, a distance of 264.00 feet to a point, for a point of tangency,
5. S 47°18'04" W, a distance of 391.38 feet to a point, for a point of curvature to the left of the tract described herein,

Attachment A

RECEIVED

15 AUG -5 PM 2: 58

22015275

LAND DEVELOPMENT
SERVICE

with a curve to the left, having an arc of 162.36 feet, a radius of 265.00 feet, a delta of 35°06'11" and a chord bears S 29°44'53" W, a distance of 159.83 feet to a point, for a point of tangency,

- 7. S 12°11'47" W, a distance of 90.08 feet to a point, for a point of curvature to the right of the tract described herein,
- 8. with a curve to the right, having an arc of 72.11 feet, a radius of 235.00 feet, a delta of 17°34'55", and a chord bears S 20°59'14" W, a distance of 71.83 feet to a point, for a southeast corner of the tract described herein, and
- 9. N 60°13'18" W, a distance of 72.35 feet to a point in the east line of a 160.00 acre tract of record in Volume 4259 Page 622 of the Official Public Records of Bexar County, Texas and the west line of 96.98 acre tract, for the southwest corner of the tract described herein;

THENCE: along and with the east line of the 160.00 acre tract and the west line of the 96.98 acre tract the following three (3) courses:

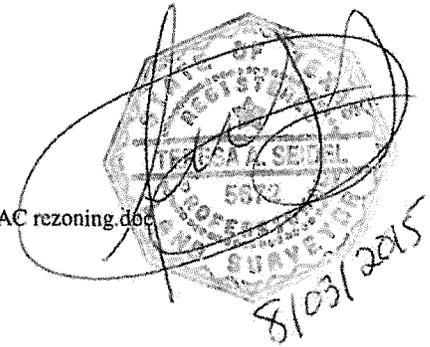
- 1. N 12°11'04" E, a distance of 659.74 feet to a found 1/2" iron rod, for an angle point,
- 2. N 01°30'55" E, a distance of 1306.26 feet to a found 1/2" iron rod, for an angle point, and
- 3. N 06°38'45" W, a distance of 530.88 feet to a found 1/2" iron rod with a "Vickrey" cap, for the southwest corner of a 3.00 acre tract and a westerly northwest corner of the 96.98 acre tract and the tract described herein;

THENCE: along and with the south and east line of the 3.00 acre tract and a north and west line of the 96.98 acre tract the following two (2) courses:

- 1. N 88°53'49" E, a distance of 147.98 feet to a found 1/2" iron rod with a "Vickrey" cap, for the southeast corner of the 3.00 acre tract and an interior corner of the 96.98 acre tract, and
- 2. N 00°36'46" W, a distance of 522.48 feet to the **POINT OF BEGINNING** and containing 37.64 acres or 1,639,415 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

"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."

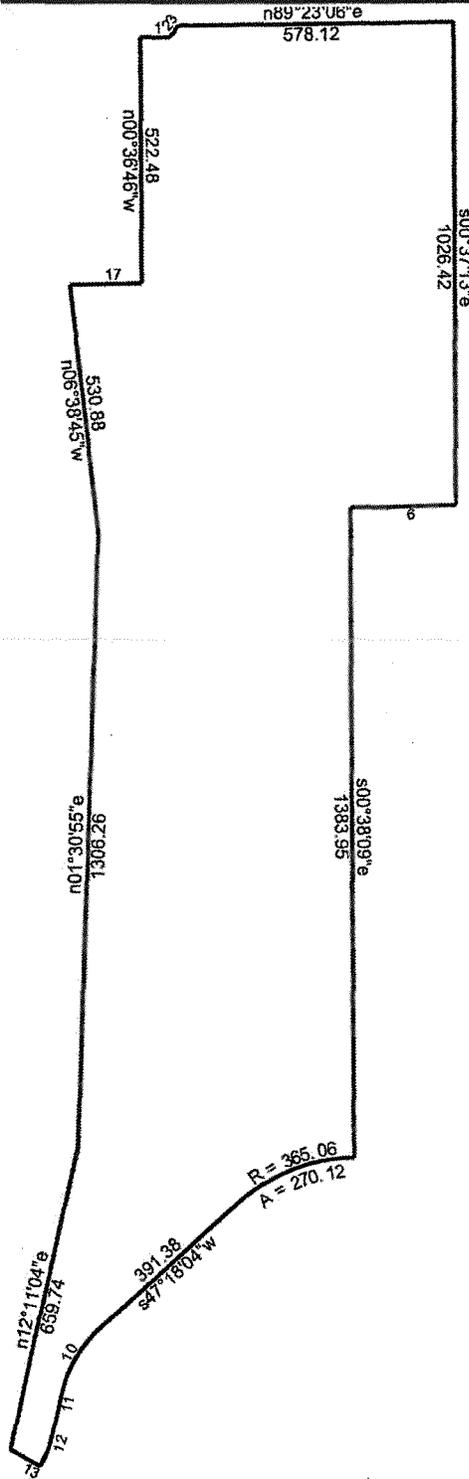
PREPARED BY: KFW Surveying
 JOB NO.: 11-034
 DATE: July 28, 2015
 DOC. ID: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\FN 37.64 AC rezoning.doc



Z2015275

RECEIVED
15 AUG -5 PM 2: 58

LAND DEVELOPMENT
SERVICES DIVISION



7/28/2015

Scale: 1 inch= 390 feet

File: 37.64 AC.ndp

Tract 1: 37.6358 Acres, Closure: n66.2227w 0.01 ft. (1/611781), Perimeter=7538 ft.

- | | |
|---|---|
| 01 n89.2305e 62.00 | 12 Rt, r=235.00, arc=72.11, chord=s20.5914w 71.83 |
| 02 n43.4723e 16.63 | 13 n60.1318w 72.35 |
| 03 Rt, r=13.00, arc=19.89, chord=n43.0624e 18.01 | 14 n12.1104e 659.74 |
| 04 n89.2306e 578.12 | 15 n01.3055e 1306.26 |
| 05 s00.3713e 1026.42 | 16 n06.3845w 530.88 |
| 06 s88.4406w 225.00 | 17 n88.5349e 147.98 |
| 07 s00.3809e 1383.95 | 18 n00.3646w 522.48 |
| 08 Lt, r=365.06, arc=270.12, chord=s68.2949w 264.00 | |
| 09 s47.1804w 391.38 | |
| 10 Lt, r=265.00, arc=162.36, chord=s29.4453w 159.83 | |
| 11 s12.1147w 90.08 | |

7201527



FIRM LICENSE NO. 10122300

RECEIVED

15 AUG -5 PM 3: 04

FIELD NOTES
FOR ZONING

LAND DEVELOPMENT
SERVICES DIVISION

A 4.053 acre tract of land, a portion of a 5.0706 acre tract of land and a 2.5463 acre tract of land, both in the New City Block (N.C.B.) 11166 out of the J.M. Urriegas Survey A-769 conveyed to Southstar Mission Del Lago Developer LLC of record in Volume 17107 Page 1426 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

Commencing at a found 5/8" iron pipe, in the west right-of-way line of U.S. Highway 281, a 200 foot right-of-way, of record in Volume 5671 Page 949, for the southeast corner of Lot 2, N.C.B. 11166 of record in Volume 2423 Page 332 and the northeast corner of the 5.0706 acre tract of land;

THENCE: S 89°18'43" W along and with the south line of Lot 2 and the north line of the 5.0706 acre tract, a distance of 287.02 feet to a point, for the **POINT OF BEGINNING** and the northeast corner of the tract described;

THENCE: over and across the 5.0706 acre tract and the 2.5463 acre tract the following eight (8) courses:

1. S 00°43'23" E, a distance of 375.23 feet to a point, for an exterior corner of the tract described herein,
2. S 89°16'37" W, a distance of 125.00 feet to a point, for an interior corner of the tract described herein,
3. S 00°43'23" E, a distance of 185.94 feet to a point, for a point of curvature to the left of the tract described herein,
4. with a curve to the left, having an arc of 55.95 feet, a radius of 75.00 feet, a delta of 42°44'35", and a chord bears S 22°05'42" E, a distance of 54.66 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency,
5. S 43°27'59" E, a distance of 28.75 feet to a point, for a point of curvature to the left of the tract described herein,
6. with a curve to the left, having an arc of 23.56 feet, a radius of 15.00 feet, a delta of 90°00'00", and a chord bears S 88°27'59" E, a distance of 21.21 feet point in the north right-of-way line of Del Lago Parkway, a variable width right-of-way of record in Volume 9554 Pages 111-112 of the Deed and Plat Records of Bexar County, Texas and the southeast line of the 2.5463 acre tract, for a southeast corner of the tract described herein,

RECEIVED

15 AUG -5 PM 3: 04

LAND DEVELOPMENT
SERVICES DIVISION

72015275

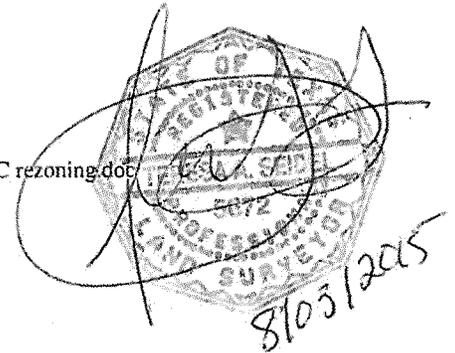
7. **S 46°32'01" W** along and with the north right-of-way line of Del Lago Parkway and the southeast line of the 2.5463 acre tract, a distance of **40.00** feet to a point, for a point of curvature to the left of the tract described herein, and
8. with a non-tangent curve to the right continuing along and with the north right-of-way line of Del Lago Parkway, having an arc of **227.79** feet, a radius of **320.00** feet, a delta of **40°47'06"**, and a chord bears **S 66°55'34" W**, a distance of **223.01** feet point, for the southeast corner of Lot 1 of the Mission Del Lago P.U.D. Subdivision Unit 3 of record in Volume 9554 Page 111 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of the 2.5463 acre tract and the tract described herein;

THENCE: N 00°43'23" W along and with the east line of the Lot 1 and Lots 60-68 of the Mission Del Lago Subdivision, Unit 5 of record in Volume 9564 Page 203 of the Deed and Plat Records of Bexar County, Texas, a distance of **746.16** feet to a found 1/2" iron rod with a "Vickrey" cap in the south line of Lot 2, for the northwest corner of the tract described herein;

THENCE: N 89°18'43" E along and with the south line of Lot 2 and the north line of this tract, a distance of **300.00** feet to the **POINT OF BEGINNING** and containing **4.053** acres or **176,554** square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

"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: KFW Surveying
JOB NO.: 11-034
DATE: July 28, 2015
DOC. ID: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\FN 4.053 AC rezoning.doc

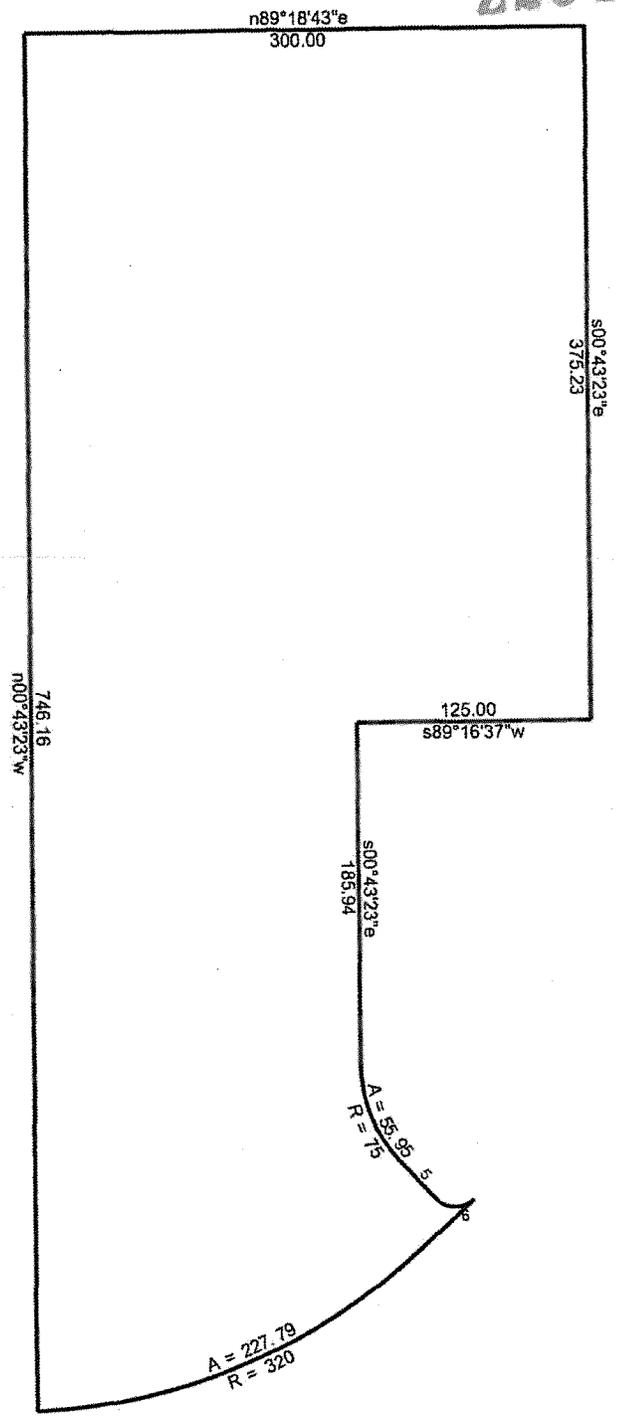


72615275

RECEIVED

15 AUG -5 PM 3: 04

LAND DEVELOPMENT
SERVICES DIVISION



7/28/2015

Scale: 1 inch= 99 feet

File: 4.053 AC.ndp

Tract 1: 4.0531 Acres (176554 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/459942), Perimeter=2108 ft.

- 01 s00.4323e 375.23
- 02 s89.1637w 125.00
- 03 s00.4323e 185.94
- 04 Lt, r=75.00, arc=55.95, chord=s22.0542e 54.66
- 05 s43.2759e 28.75
- 06 Lt, r=15.00, arc=23.56, chord=s88.2759e 21.21
- 07 s46.3201w 40.00
- 08 Rt, r=320.00, arc=227.79, chord=s66.5534w 223.01
- 09 n00.4323w 746.16
- 10 n89.1843e 300.00