

AN ORDINANCE 2015-06-18-0612

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 31.4 acres out of NCB 15849 from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 15.7 acres being Tract 1) and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (on 15.7 acres being Tract 2).

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.

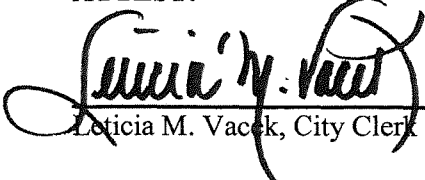
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective June 28, 2015.


PASSED AND APPROVED this 18th day of June 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-10						
Date:	06/18/2015						
Time:	02:30:45 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015163 (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 31.40 acres being Lots P-1B, Block 32, P-5, Block 34, and P-8, Block 35 out of NCB 15849, generally located in the 10500 Block of Ingram Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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				x
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

**TRACT 1
POLITICAL SUBDIVISION DESCRIPTION
FOR APPROXIMATELY 15.7 ACRES OUT OF NEW CITY BLOCK 15849
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being an approximately 15.7-acre political subdivision out of Block 34, New City Block 15849, Cable Ranch Subdivision, City of San Antonio, Bexar County, Texas, recorded in Volume 105, Page 162, Deed and Plat Records (D.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 15.7-acre political subdivision also being out of a 46.2-acre tract conveyed from Lakeside Properties, Ltd. to Manouchehr Faily and Shahnaz Faily by Special Warranty Deed recorded in Volume 11807, Page 1105, Official Public Records of Real Property (O.P.R.), said 15.7-acre political subdivision being more particularly described as follows:

COMMENCING at the northeast right-of-way (R.O.W.) intersection of Ingram Road (86-foot wide, Volume 9538, Pages 25-30, D.P.R.), at the north corner of a curve return of a curve to the right, same point also being a point of reverse curvature on the common line of said Ingram Road R.O.W. and said 46.2-acre tract;

THENCE along the common line of said Ingram Road R.O.W. and 46.2-acre tract, the following two (2) calls:

- 1) along said reverse curve, a distance of 390.41 feet, with a radius of 943.00 feet, a central angle of 23°43'16", and a chord bearing and distance of N29°17'08"E, 387.63 feet to a tangent point, for a corner of the herein described political subdivision, and
- 2) N17°22'34"E, a calculated distance of approximately 294.9 feet to the **POINT OF BEGINNING** and southwest corner of the herein described political subdivision;

THENCE continuing along said common line, the following three (3) calls:

- 1) N17°22'34"E, a calculated distance of approximately 347.1 feet to a tangent point of curvature to the left, for a corner of the herein described political subdivision,
- 2) along said curve to the left, a distance of 296.25 feet, with a radius of 943.00 feet, a central angle of 18°00'00", and a chord bearing and distance of N08°22'34"E, 295.04 feet to a tangent point, for a corner of the herein described political subdivision, and
- 3) N00°37'26"W, a calculated distance of approximately 71.7 feet to a point, for the northwest corner of the herein described political subdivision;

THENCE in a southeasterly direction, departing said common line, into and across said 46.2-acre tract, a calculated distance of approximately 938.3 feet to a non-tangent point of curvature to the left having a radius of 1040.13 feet, for the northeast corner of the herein described political subdivision;

THENCE along the east line of said 46.2-acre tract, the following three (3) calls:

- 1) along said curve to the left, a calculated distance of approximately 283.01 feet to a point of reverse curvature, for a corner of the herein described political subdivision,
- 2) along said reverse curve, a distance of 246.14 feet, with a radius of 577.85 feet, a central angle of 24°24'21", and a chord bearing and distance of S21°58'33"W, 244.28 feet to a point of reverse curvature, for a corner of the herein described political subdivision, and

Attachment A



- 3) along said reverse curve, a calculated distance of approximately 409.1 feet, with a radius of 827.41 feet, for the southeast corner of the herein described political subdivision;

THENCE in a northwesterly direction, departing said common line, into and across said 46.2-acre tract, a calculated distance of approximately 803.8 feet returning to the **POINT OF BEGINNING** and containing approximately 15.7 acres of political subdivision, more or less.

This document was prepared under 22 TAC §663.21, 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.

The courses reflected on this document are based on instrument recorded in Volume 11807, Page 1105, Official Public Records of Real Property, Bexar County, Texas.

TRACT 2
POLITICAL SUBDIVISION DESCRIPTION
FOR APPROXIMATELY 15.7 ACRES OUT OF NEW CITY BLOCK 15849
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being an approximately 15.7-acre political subdivision out of Block 35, New City Block 15849, Cable Ranch Subdivision, City of San Antonio, Bexar County, Texas, recorded in Volume 105, Page 162, Deed and Plat Records (D.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 15.7-acre political subdivision also being out of a 46.2-acre tract conveyed from Lakeside Properties, Ltd. to Manouchehr Faily and Shahnaz Faily by Special Warranty Deed recorded in Volume 11807, Page 1105, Official Public Records of Real Property (O.P.R.), said 15.7-acre political subdivision being more particularly described as follows:

BEGINNING at the northeast right-of-way (R.O.W.) intersection of Ingram Road (86-foot wide, Volume 9538, Pages 25-30, D.P.R.), at the north corner of a curve return of a curve to the right, same point also being a point of reverse curvature on the common line of said Ingram Road R.O.W. and said 46.2-acre tract, for a corner of the herein described political subdivision;

THENCE along the common line of said Ingram Road R.O.W. and 46.2-acre tract, the following two (2) calls:

- 1) along said reverse curve, a distance of 390.41 feet, with a radius of 943.00 feet, a central angle of 23°43'16", and a chord bearing and distance of N29°17'08"E, 387.63 feet to a tangent point, for a corner of the herein described political subdivision, and
- 2) N17°22'34"E, a calculated distance of approximately 294.9 feet to a point, for the northwest corner of the herein described political subdivision;

THENCE in a southeasterly direction, departing said common line, into and across said 46.2-acre tract, a calculated distance of approximately 803.8 feet to a non-tangent point of curvature to the left having a radius of 827.41 feet, for the northeast corner of the herein described political subdivision;

THENCE along the east line of said 46.2-acre tract, the following five (5) calls:

- 1) along said curve to the left, a calculated distance of approximately 30.3 feet to a point of reverse curvature, for a corner of the herein described political subdivision,



- 2) along said reverse curve, a distance of 245.63 feet, with a radius of 587.24 feet, a central angle of 23°57'55", and a chord bearing and distance of S15°47'33"W, 243.84 feet to a tangent point, for a corner of the herein described political subdivision,
- 3) S27°46'31"W, a distance of 35.36 feet to a tangent point of curvature to the left, for a corner of the herein described political subdivision,
- 4) along said curve to the left, a distance of 375.18 feet, with a radius of 962.82 feet, a central angle of 22°19'35", and a chord bearing and distance of S16°36'43"W, 372.81 feet to a tangent point, for a corner of the herein described political subdivision, and
- 5) S05°26'56"W, a distance of 160.00 feet to a non-tangent point of curvature to the left on the north R.O.W. line of Water's Edge Dr. (60-foot wide, Volume 9512, Pages 31-34, D.P.R.), for the southeast corner of the herein described political subdivision;

THENCE along the common line of said Water's Edge Dr. and 46.2-acre tract, the following four (4) calls:

- 1) along said curve to the left, a distance of 83.09 feet, with a radius of 740.00 feet, a central angle of 06°26'00", and a chord bearing and distance of N77°22'30"W, 83.04 feet to a point of reverse curvature, for a corner of the herein described political subdivision,
- 2) along said reverse curve, a distance of 800.40 feet, with a radius of 1,358.39 feet, a central angle of 33°55'37", and a chord bearing and distance of N63°42'41"W, 788.87 feet to a tangent point, for a corner of the herein described political subdivision,
- 3) N46°50'46"W, a distance of 65.61 feet to a point of curvature to the right, for a corner of the herein described political subdivision, and
- 4) along said curve to the right, a distance of 22.99 feet, with a radius of 15.00 feet, a central angle of 87°49'07", and a chord bearing and distance of N04°10'17"W, 20.81 feet returning to the **POINT OF BEGINNING** and containing approximately 15.7 acres of political subdivision, more or less.

This document was prepared under 22 TAC §663.21, 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.

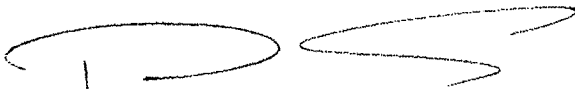
The courses reflected on this document are based on instrument recorded in Volume 11807, Page 1105, Official Public Records of Real Property, Bexar County, Texas.

Job No. 0735-136

March 5, 2015

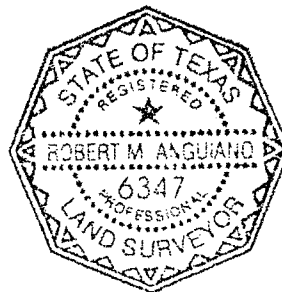
Revised on: June 16, 2015

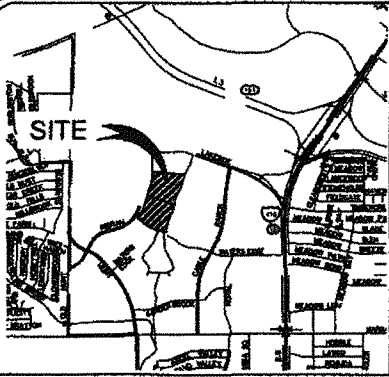
Certified this 16th day of June, 2015



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration No. 6347

Vickrey & Associates, Inc.





LOCATION MAP

LEGEND

- POINT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

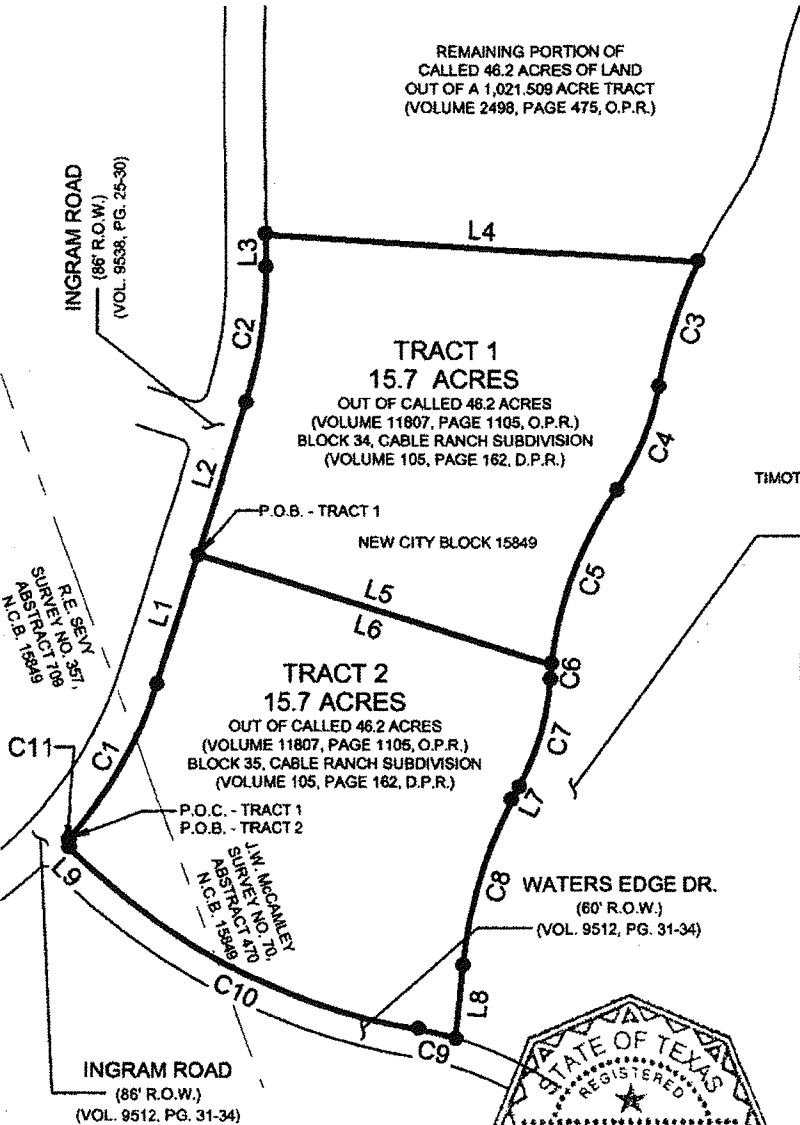
POLITICAL
SUBDIVISION
OF

TRACT 1, 15.7 ACRES AND
TRACT 2, 15.7 ACRES
OUT OF N.C.B. 15849, CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

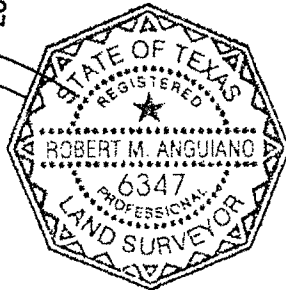
REMAINING PORTION OF
CALLED 46.2 ACRES OF LAND
OUT OF A 1,021.509 ACRE TRACT
(VOLUME 2498, PAGE 475, O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°22'34"E	284.9'
L2	N17°22'34"E	347.1'
L3	N00°37'26"W	71.7'
L4		938.3'
L5		803.8'
L6		803.8'
L7	S27°46'31"W	35.36'
L8	S05°26'56"W	160.00'
L9	N46°50'48"W	65.61'



LAKESIDE SUBDIVISION
BLOCK 7, N.C.B. 15848
CONVEYED FROM
TIMOTHY J. CROWLEY AND LYNN GOODE CROWLEY
TO
2004 LAKESIDE, LTD.
(VOLUME 10969, PAGE 1311, O.P.R.)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	390.41'	943.00'	23°43'16"	N29°17'08"E	387.63'
C2	296.25'	943.00'	18°00'00"	N6°22'34"E	295.04'
C3	283.0'	1040.13'			
C4	246.14'	577.85'	24°24'21"	S21°58'33"W	244.28'
C5	409.1'	827.41'			
C6	30.3'	827.41'			
C7	245.63'	587.24'	23°57'55"	S15°47'33"W	243.84'
C8	375.18'	962.82'	22°19'35"	S16°36'43"W	372.81'
C9	83.09'	740.00'	6°26'00"	N77°22'30"W	83.04'
C10	800.40'	1358.39'	33°55'37"	N63°42'41"W	788.87'
C11	22.99'	15.00'	87°49'07"	N4°10'17"W	20.81'



SCALE: 1"=400'

SHEET 4 OF 4

DATED 06-16-2015

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
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TBPLS Firm Registration No: 10004100