

AN ORDINANCE 2018-10-04-0796

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 16.21 acres out of NCB 15826 from "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

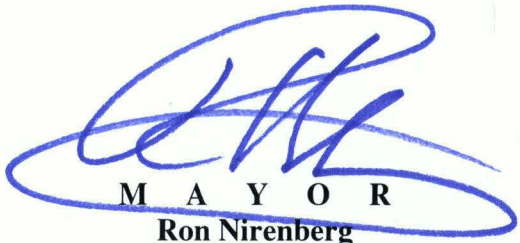
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

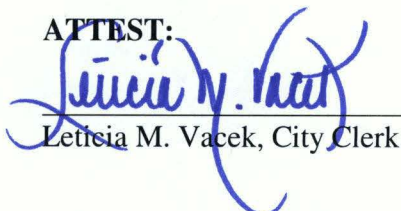
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 14, 2018.

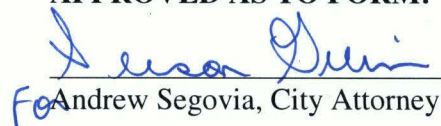
PASSED AND APPROVED this 4th day of October 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-7 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-14, Z-15, Z-17)						
Date:	10/04/2018						
Time:	02:12:09 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018290 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.21 acres out of NCB 15826, generally located southwest of the Eisenhower Road and Tranquil Dawn intersection. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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
10/04/2018
Item No. Z-7

EXHIBIT “A”

Z2018290

FIELD NOTES
FOR
A 16.21 ACRE TRACT



A 16.21 acre tract of land located in the Gertrudes Rodriguez Survey No. 132, Abstract No. 610, Bexar County, Texas and being out of the remaining portion of the 443.91 acre tract, New City Block 15826, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas, proposed Unit 9, this day called and being more particularly described by metes and bounds as follows:

BEGINNING at set ½" iron rod with a blue plastic cap stamped "KFW Surveying" in the southeast right-of-way line of Eisenhower Road, a 120 foot right-of-way, for the northeast corner of Lot 1, Block 10, N.C.B. 15826 of the Northeast Crossing Commercial, a plat of record in Volume 9660 Page 148 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

THENCE: Along and with the southeast right-of-way line of Eisenhower Road, the northwest line of the remaining portion of the 443.91 acre tract and the proposed Unit 9 with the curve to the left an arc length of 664.59 feet, having a radius of 2158.51 feet, a delta angle of 17° 38' 28" and a chord bears N 65° 47' 52" E, a distance of 661.97 feet, to a set ½" iron rod with blue plastic cap stamped "KFW Surveying" for the northwest corner of the cutback line of Tranquil Dawn, a variable width right-of-way, the northeast corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

THENCE: S 79° 27' 02" E, along and with cutback line of Tranquil Dawn, a distance of 35.54 feet to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying" for the southeast corner of the cutback of Tranquil Dawn, an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

THENCE: Along and with the southwest right-of-way line of Tranquil Dawn and the northeast lines of the remaining portion of the 443.91 acre tract, and the proposed Unit 9 the following three (3) courses:

- 1) S 34° 27' 02" E, a distance of 133.83 feet to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying" for a point of curvature to the left of Tranquil Dawn, the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein,
- 2) With the curve to the left an arc length of 65.57 feet, having a radius of 211.00 feet, a delta angle of 17° 48' 15" and a chord bears S 43° 21' 10" E, a distance of 65.30 feet, to a set ½" iron rod with blue plastic cap stamped "KFW Surveying" for a point of tangency of Tranquil Dawn, the remaining portion of the 443.91 tract, the proposed Unit 9 and the tract described herein, and
- 3) S 52° 15' 18" E, a distance of 7.08 feet to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying" for the northwest corner of Lot 1, Block 7 of the Northeast Crossing 8A, PH. 1, a subdivision plat of record in Volume 9684 Page 197 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

THENCE: S 43° 50' 56" W, along and with the northwest line of Lot 1, a distance of 120.39 feet to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying" for the southwest corner of Lot 1, an interior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

Exhibit "A"

Z2018290

THENCE: Along and with the southwest lines of Lots 1 through 13, Block 7, the northeast lines of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein, the following three (3) courses:

- 1) **S 51° 18' 08" E**, a distance of **135.55 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for southeast corner of Lot 3, the southwest corner of Lot 4, an angle point of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein,
- 2) **S 46° 09' 04" E**, a distance of **346.04 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 11, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein, and
- 3) **S 71° 13' 03" E**, a distance of **153.49 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" in a northwest line of Lot 901, for the southeast corner of Lot 13, and an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

THENCE: Along and with the northwest lines of Lot 901, Block 7 and Lot 905, Block 36 of the Northeast Crossing 8A, PH. 2, a subdivision plat of record in Volume 9698 Page 196 of the Deed and Plat Records of Bexar County, Texas, the following three (3) courses:

- 1) **S 51° 37' 09" W**, a distance of **287.45 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 901, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein,
- 2) **S 69° 49' 44" W**, a distance of **781.10 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 905, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein, and
- 3) **S 88° 38' 17" W**, a distance of **59.94 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" in the east line of Lot 1, Block 10, for the southwest corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

THENCE: **N 11° 27' 43" W**, along and with the east line of Lot 1 of the Northeast Crossing Commercial, the west line of the remaining portion of the 443.91 acre tract and the proposed Unit 9, a distance of **823.69 feet**, to the **POINT OF BEGINNING**, and containing **16.21 acres**, or 706,219 square feet of land more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with an exhibit 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."

Job No.: 12-110
Prepared by: KFW SURVEYING
Date: July 18, 2018
File: S:\Draw 2012\12-110 Northeast Crossing \DOCS\ FN 16.21 AC.docx

James Janisse



Exhibit "A"

7/18/18

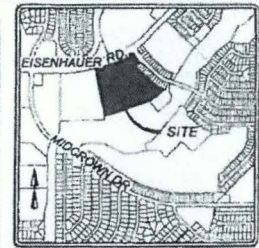
Z2018290

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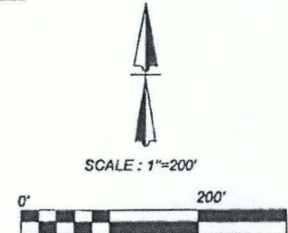
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. "THIS DOCUMENT WAS PREPARED UNDER 22 SUB SECTION TAC683.21, DOES NOT REFLECT THE RESULT 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."

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	65.57'	211.00'	017°48'15"	S43°21'10"E	65.30'

Line Table		
LINE #	LENGTH	DIRECTION
L1	35.54'	S79°27'02"E
L2	133.83'	S34°27'02"E
L3	7.08'	S52°15'18"E
L4	120.39'	S43°50'56"W
L5	135.55'	S51°18'08"E
L6	153.49'	S71°13'03"E
L7	59.94'	S88°38'17"W

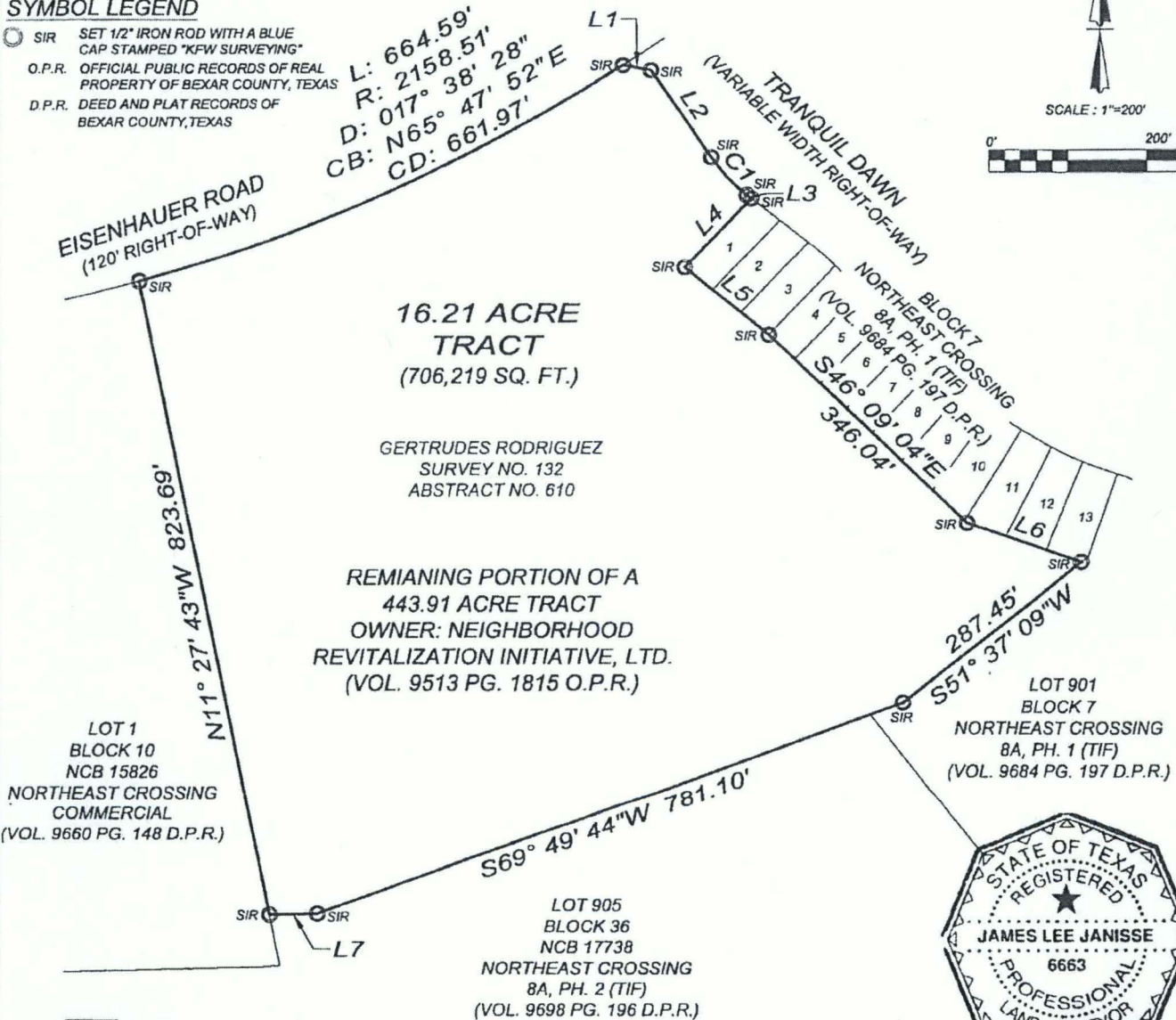


LOCATION MAP
NOT-TO-SCALE



SYMBOL LEGEND

- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



James L. Janisse
JAMES L. JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
EMAIL: JJANISSE@KFWENGINEERS.COM
DATE OF EXHIBIT: 07/17/2018
PROJECT NO.: 12-110

ZONING EXHIBIT OF

A 16.21 acre tract of land located in the Gertrudes Rodriguez Survey No. 132, Abstract No. 610, Bexar County, Texas and being out of the remaining portion of the 443.91 acre tract, New City Block 15826, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas, proposed Unit 9, this day called.

KFW
SURVEYING

2421 Fountains Plaza, Suite 101, San Antonio, TX 78221
Phone: (210) 375-3444 • Fax: (210) 375-3441
TSP#161766 P. 10/23/2009

REVISIONS	ISSUE DATE
JOB NO. 12-110	
DATE: 07/17/2018	DESIGNER: JJJ
DRAWN: JJJ	CHECKED: JJJ

SHEET: 1 OF 1

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 150 MC-290 AUSTIN, TX 78753
PHONE: 512-239-5263, FAX: 512-239-5253

Date: Jul 17, 2018, 3:03pm User: JJJ Job: 12-110
File: S:\Draw 2012\12-110 NORTHEAST CROSSING\12-110 UNIT 90 & 909.dwg

Z2018290

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James Janisse

7/18/18

