

AN ORDINANCE 2019-02-21-0161

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.

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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 66.47 acres out of NCB 16555 from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

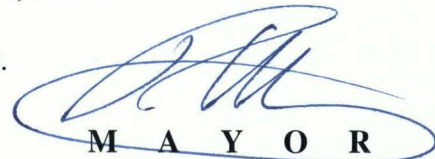
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 March 3, 2019.

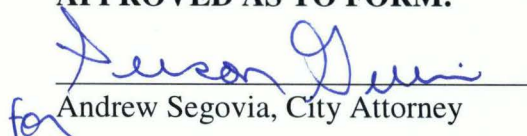
PASSED AND APPROVED this 21st day of February 2019.


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-9						
Date:	02/21/2019						
Time:	03:44:34 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018-900065 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single Family Airport Hazard Overlay District on 66.47 acres out of NCB 16555, generally located northwest of North Graytown Road and Boenig Drive. Staff recommends Approval. Zoning Commission recommendation pending the February 19, 2019 hearing.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
Art A. Hall	District 2		x			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				
Clayton H. Perry	District 10		x				

EXHIBIT “A”

Z-2018-900065



**FIELD NOTES
FOR ZONING OF
A 66.47 ACRE TRACT**

A **66.47 acre tract** of land being situated in the City of San Antonio, out of the David Duncan Survey No. 315, Abstract No. 192, the Antonio Zamora Survey No. 36, Abstract No. 828, New City Block 16555, Bexar County, Texas, being a portion of the remaining portion of a 148.7 acre tract of land as conveyed to Velma Development LLC of record in Volume 16766 Page 459 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at found $\frac{1}{2}$ " iron rod at a curve return and intersection of Graytown Road, a variable width right-of-way with the west right-of-way line of Boenig Drive, a variable width right-of-way, for a southeast corner of the remaining portion of the 148.7 acre tract and the tract described herein;

THENCE: N $74^{\circ} 27' 59''$ W, along and with the north right-of-way line of Graytown Road and the south line of the remaining portion of the 148.7 acre tract, a distance of **974.17 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying", for an interior corner of Graytown Road, a southwest corner of the remaining portion of the 148.7 acre tract and the tract described herein;

THENCE: Along and with the common lines of Graytown Subdivision, a plat of record in Volume 9698 Pages 202-203 of the Deed and Plat Records of Bexar County, Texas and the remaining portion of the 148.7 acre tract the following three (3) courses:

1. N $28^{\circ} 34' 05''$ E, a distance of **1471.73 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying", for an exterior corner of the tract described herein,
2. S $61^{\circ} 25' 55''$ E, a distance of **10.00 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying", for an interior corner of the tract described herein, and
3. N $28^{\circ} 34' 05''$ E, a distance of **457.07 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying" in a south line of a tract of land conveyed to Wayne N. Hofferichter of record in Volume 13717 Page 10 of the Official Public Records of Bexar County, Texas, for a westerly corner of the tract described herein;

THENCE: Along and with the common lines of the Hofferichter tract and the remaining portion of the 148.7 acre tract the following two (2) courses:

1. S $74^{\circ} 47' 06''$ E, a distance of **389.84 feet** to a found $\frac{1}{2}$ " iron rod, for an interior corner of the tract described herein, and
2. N $15^{\circ} 16' 52''$ E, a distance of **619.84 feet** to a point, for the most northerly northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the northeast corner of the Hofferichter tract, the northwest corner of the 148.7 acre bears, N $15^{\circ} 16' 52''$ E, a distance of 1288.42 feet;

THENCE: Over and across the remaining portion of the 148.7 acre tract the following four (4) courses:

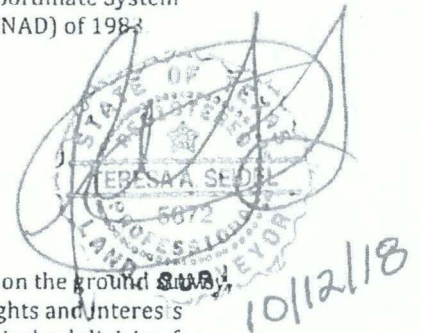
1. S $74^{\circ} 43' 08''$ E, a distance of **197.47 feet** to a point, for an angle point of the tract described herein,
2. N $84^{\circ} 20' 11''$ E, a distance of **464.71 feet** to a point, for an angle point of the tract described herein

3. **N 60° 21' 17" E**, a distance of **189.01 feet** to a point, for a northerly exterior corner of the tract described herein, and
4. **S 29° 59' 16" E**, a distance of **480.53 feet** to a point in the common line of the remaining portion of the 148.7 acre tract and Boenig Drive, for the northeast corner of the tract described herein, from which a set ½" iron rod with blue plastic cap stamped "KFW Surveying" for an easterly exterior corner of the 148.7 acre tract, an interior corner of Boenig Drive bears, **N 29° 45' 42" E**, a distance of 1182.87 feet;

THENCE: Along and with west right-of-way lines of Boenig Drive and the east lines of the remaining portion of the 148.7 acre tract the following six (6) course:

1. **S 29° 45' 42" W**, a distance of **818.03 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,
2. With a curve to the right having a radius of **797.55 feet**, a delta angle of **21° 18' 10"**, an arc length of **296.54 feet** and a chord bears, **S 40° 24' 48" W**, a distance of **294.83 feet** to a found ½" iron rod, for a point of tangency of the tract described herein,
3. **S 51° 03' 53" W**, a distance of **555.40 feet** to a found ½" iron rod for a point of curvature to the left of the tract described herein,
4. With a curve to the left having a radius of **530.96 feet**, a delta angle of **21° 20' 00"**, an arc length of **197.69 feet** and a chord bears, **S 40° 23' 55" W**, a distance of **196.55 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **S 29° 43' 57" W**, a distance of **759.89 feet** to a found ½" iron rod for a point of curvature to the right of the tract described herein
6. With a tangent curve to the right having a radius of **50.00 feet**, a delta angle of **74° 49' 20"**, an arc length of **65.30 feet** and a chord bears, **S 67° 08' 08" W**, a distance of **60.75 feet** to the **POINT OF BEGINNING** and containing **66.47 acres** or 2,895,568 square feet of land more or less in the City of San Antonio, Bexar County, Texas. The basis of bearings is the State Plane Coordinate System established for the Texas South Central Zone 4204, North American Datum (NAD) of 1983.

Job No.: 14-059
 Prepared by: KFW Surveying
 Date: May 28, 2014
 File: S:\Draw 2014\14-059 Graytown Rd - 149.6 Acres\DOCS\FN 66.47ac.doc



"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."