

AN ORDINANCE 2019-04-04-0296

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 24.16 acres out of NCB 15688 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "PUD R-4 AHOD" Planned Unit Development 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.

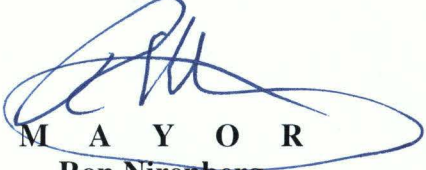
SECTION 3. The City council approves this Planned Unit Development Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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.

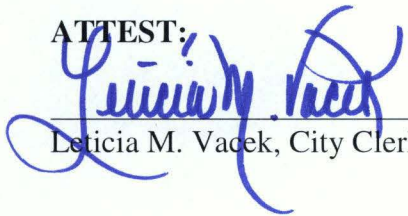
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective April 14, 2019.

PASSED AND APPROVED this 4th day of April, 2019.

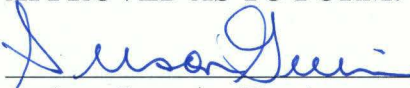

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-13 (in consent vote: P-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, P-3, Z-12, Z-13)						
Date:	04/04/2019						
Time:	02:07:47 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2019-10700031 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 24.16 acres out of NCB 15688, generally located south of the intersection of Stahl Road and Higgins Road. 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				
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				x
Clayton H. Perry	District 10		x				

EXHIBIT “A”

**FIELD NOTES
FOR
A 24.16 ACRE TRACT**

A **24.16 acre** tract of land, out of the James Watson Survey, Section No. 320, Abstract No. 800, the Thomas Jackson Survey, Section No. 323, Abstract 384, New City Block 15688, both of Bexar County, Texas, being all of a called 24.5 acre tract, known as Tract 6, conveyed to the Meredith Anne Dubose Revocable Trust, of record in Volume 10844, Page 1607, of the Official Public Records of Bexar County, Texas, made up of all of the 21.505 acre remaining portion of a called 65.033 acre tract, conveyed to Dubose Properties, Inc., of record in Volume 5887, Page 336, of the Official Public Records of Bexar County, Texas, save and except a called 0.127 acre tract, conveyed to the City of San Antonio, of record in Volume 8748, Page 1222, of the Official Public Records of Bexar County, Texas, and all of a called 2.97 acre tract, known as Tract 3, conveyed to the Meredith Anne Dubose Revocable Trust, of record in Volume 10844, Page 1607, of the Official Public Records of Bexar County, Texas, save and except a called 0.285 acre tract, conveyed to the City of San Antonio, of record in Volume 8753, Page 1049, of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "CEC" in the southwest line of Higgins Road, a variable width right-of-way, the northeast line of the 65.033 acre tract, for the south corner of the 0.127 acre tract, the north corner of a called 10.469 acre tract, conveyed to KB Home Lone Star, Inc., of record in Volume 19000, Page 1139, of the Official Public Records of Bexar County, Texas, the east corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears N $71^{\circ}21'40''$ E, a distance of 23.02 feet for the east corner of the 0.127 acre tract and the northeast corner of a called 43.528 acre tract, conveyed to V.K. Knowlton Paving Contractors, Inc., of record in Volume 5321, Page 462, of the Official Public Records of Bexar County, Texas, also from which a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "DAM 5348" bears S $35^{\circ}51'44''$ E, a distance of 41.71 feet for the northeast corner of Lot 12, Block 44, of Clearcreek Subdivision, Unit 2, of record in Volume 9714, Page 136, of the Deed and Plat Records of Bexar County, Texas;

THENCE: S $71^{\circ}19'40''$ W, leaving the southwest line of Higgins Road, the northeast line of the 65.033 acre tract, along and with the northwest line of the 10.469 acre tract and the 43.528 acre tract, the southeast line of the tract described herein, a distance of **841.96 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "CEC" for an angle point of the 10.469 acre tract, the 43.528 acre tract, and the tract described herein

THENCE: N $88^{\circ}15'39''$ W, along and with the north line of the 10.469 acre tract and the 43.528 acre tract, the south line of the tract described herein, passing at a distance of 3.37 feet a found $\frac{1}{2}$ " iron rod which bears N $01^{\circ}44'21''$ E, a distance of 0.52 feet, for the northeast corner of Lot 23, the northwest corner of Lot 22, both of Block 46, of the Northern Hills Subdivision, Unit 23, of record in Volume 9524, Pages 196-197, of the Deed and Plat Records of Bexar County, Texas, the west corner of the 10.469 acre tract, continuing along and with the north line of the 43.528 acre tract, the north line of Northern Hills Subdivision, Unit 23, passing at a distance of 372.32 feet a found $\frac{1}{2}$ " iron rod for the northwest corner of Lot 27, Block 46, of the Northern Hills Subdivision, Unit 23, and a point in the line of a 135.00 foot Transmission and Distribution line easement and right-of-way, conveyed to the City of San Antonio, of record in Volume 5951, Page 163, of the Official Public Records of Bexar County, Texas, continuing for a total distance of **396.33 feet** to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for an angle point of the Northern Hills Subdivision, Unit 23, the 43.528 acre tract, and the tract described herein;

THENCE: S 55°52'14" W, along and with the northwest line of the 43.528 acre tract, and the Northern Hills Subdivision, Block 25, Unit 23, the southeast line of the tract described herein, a distance of **542.80 feet** to a found ½" iron rod in the northeast line of a 60 foot Drainage right-of-way in the Northern Hills Subdivision, Unit 7, of record in Volume 7600, Page 162, of the Deed and Plat Records of Bexar County, Texas, the southwest line of the 65.033 acre tract, for the west corner of Lot 36, Block 25 of the Northern Hills Subdivision, Unit 23, the west corner of the 43.528 acre tract, the southwest corner of the tract described herein;

THENCE: N 48°38'02" W, along and with the northeast line of the Northern Hills Subdivision, Unit 7, the southwest line of the 65.033 acre tract and the tract described herein, a distance of **113.50 feet** to a found ½" iron rod with a plastic cap stamped "ROSIN GRP INC 2906" for the south corner of Lot 1, Block 6, of the Covenant of Life Subdivision, of record in Volume 9400, Page 195, of the Deed and Plat Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod bears N 48°38'02" W, a distance of 220.89 feet for the west corner of Lot 1, the north corner of the Northern Hills Subdivision, Unit 7;

THENCE: N 41°32'20" E, leaving the northeast line of the Northern Hills Subdivision, Unit 7, along and with the southeast line of Lot 1 and Lot 2, Block 6, of the Covenant of Life Subdivision, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **311.12 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the east corner of Lot 2, and an interior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod with a plastic cap stamped "ROSIN JOHNSON" bears N 41°32'20" E, a distance of 4.11 feet;

THENCE: N 48°14'55" W, along and with the northeast line of Lot 2 and a called 0.219 acre tract, conveyed to Kyle L. Jones and Samantha P. Jones, of record in Volume 15154, Page 1799, of the Official Public Records of Bexar County, Texas, the southwest line of the 65.033 acre tract and the tract described herein, passing at a distance of 74.21 feet a found ½" iron rod for the east corner of the 0.219 acre tract, continuing for a total distance of **220.58 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the southeast line of Stahl Road, a 60 foot right-of-way, for the north corner of Lot 2 and the 0.219 acre tract, and an exterior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 41°34'04" E, along and with the southeast line of Stahl Road, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **850.14 feet** to a found ½" iron rod for the west corner of a called 2.413 acre tract, conveyed to Luis Moreno, of record in Volume 14552, Page 82, of the Official Public Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein;

THENCE: S 48°12'52" E, leaving the southeast line of Stahl Road, along and with the southwest line of the 2.413 acre tract, the northeast line of the 65.033 acre tract and the tract described herein, a distance of **416.28 feet** to a found ½" iron rod for the south corner of the 2.413 acre tract, and an interior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 41°24'21" E, along and with the southeast line of the 2.413 acre tract, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **207.19 feet** to a found ½" iron rod for the east corner of the 2.413 acre tract, and an interior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 47°58'24" W, along and with the northeast line of the 2.413 acre tract, the southwest line of the 65.033 acre tract and the tract described herein, a distance of **210.41 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the 2.413 acre tract, conveyed to Luis Moreno, of record in Volume 14552, Page 82, of the Official Public Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod bears N 48°03'35" W, a distance of 205.93 feet for the north corner of the 2.413 acre tract;

THENCE: N 42°07'40" E, along and with the southeast line of the 2.413 acre tract and a called 0.424 acre tract, conveyed to Martin Frank Ognoskie, II, of record in Volume 11322, Page 1353, of the Official Public Records of Bexar County, Texas, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **179.16 feet** to a found ½" iron rod in the southwest line of the 2.97 acre tract for the east corner of the 0.424 acre tract, the north corner of the 65.033 acre tract, and an interior corner of the tract described herein;

THENCE: N 48°17'35" W, along and with the northeast line of the 0.424 acre tract, the southwest line of the 2.97 acre tract and the tract described herein, a distance of **208.22 feet** to a found ½" iron rod in the southeast line of Stahl Road, for the north corner of the 0.424 acre tract, the west corner of the 2.97 acre tract and the tract described herein, from which a found ½" iron rod bears S 41°23'32" W, a distance of 89.31 feet for the north corner of the 2.413 acre tract, the west corner of the 0.424 acre tract;

THENCE: N 41°23'32" E, along and with the southeast line of Stahl Road, the northwest line of the 2.97 acre tract and the tract described herein, a distance of **207.09 feet** to a found ½" iron rod with an illegible plastic cap for the point of beginning of a curve to the right of the 0.285 acre tract, and the tract described herein, from which a found ½" iron rod bears N 41°23'32" E, a distance of 10.37 feet for a northwesterly corner of the cut back line at the intersection of Higgins Road and Stahl Road and of the 2.97 acre tract and the 0.285 acre tract;

THENCE: leaving the southeast line of Stahl Road, along and with the southwest line of the 0.285 acre tract, the northeast line of the tract described herein, with the curve to the right having a radius of **20.00 feet**, an arc length of **35.82 feet**, a delta angle of **102°37'18"** and a chord bears **S 86°46'10" E**, a distance of **31.22 feet** to a found ½" iron rod with a plastic cap stamped "ROSIN JOHNSON" for the end of curve;

THENCE: S 35°43'19" E, along and with the southwest line of the 0.285 acre tract and Higgins Road, the northeast line of the tract described herein, a distance of **861.48 feet** to a found ½" iron rod in the northwest line of Higgins Road, for the south corner of the 0.285 acre tract, and an exterior corner of the tract described herein, from which a found 2" iron pipe bears N 46°48'34" E, a distance of 13.05 feet in the old southwest line of Higgins Road for the east corner of the 2.97 acre tract and the 0.285 acre tract;

THENCE: S 46°48'34" W, along and with the northwest line of Higgins Road, the southeast line of the 2.97 acre tract and the tract described herein, a distance of **39.37 feet** to a found ½" iron rod in the northeast line of the 65.033 acre tract for the south corner of the 2.97 acre tract, and an interior corner of the tract described herein;

THENCE: S 48°58'34" E, along and with the southwest line of Higgins Road, the northeast line of the 65.033 acre tract and the tract described herein, a distance of **17.85 feet** to a found ½" iron rod with a plastic cap stamped "OVERBY DESCAMPS" for a point of curvature of a curve to the left of the 65.033 acre tract and the tract described herein;

THENCE: continuing along and with the southwest line of Higgins Road, the northeast line of the 65.033 acre tract and the tract described herein, with the curve to the left having a radius of **114.27 feet**, an arc length of **74.66 feet**, a delta angle of **037°26'07"** and a chord bears **S 57°52'59" E**, a distance of **73.34 feet** to a found ½" iron rod with a plastic cap stamped "OVERBY DESCAMPS" for the end of curve;

THENCE: N 60°35'47" E, along and with the southeast line of Higgins Road, a northwest line of the 65.033 acre tract and the tract described herein, a distance of **7.21 feet** to a found ½" iron rod for the west corner of the 0.127 acre tract, and an exterior corner of the tract described herein, from which a found ½" iron rod bears N 60°35'47" E, a distance of 1.76 feet in the southwest line of Higgins Road for the north corner of the 0.127 acre tract and an exterior corner of the 65.033 acre tract;

THENCE: S 35°33'56" E, along and with the southwest line of the 0.127 acre tract, the northeast line of the tract described herein, a distance of **244.77 feet** to the **POINT OF BEGINNING** and containing **24.16 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

Job No.:	18-137
Prepared by:	KFW Surveying
Date:	January 11, 2019
Revised:	January 15, 2019
Revised:	March 20, 2019
File:	S:\Draw 2018\18-137 4438 Stahl Road - Austin\DOCS\FN - 24.16AC.doc

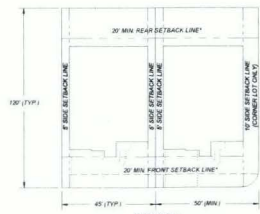
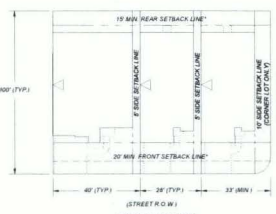


EXHIBIT “B”

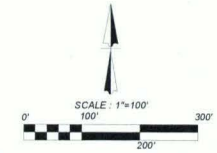
LOCATION MAP
NOT-TO-SCALE

EASEMENT LEGEND

- 1. VARIABLE WIDTH PERMANENT SEWER EASEMENT (VOL. 1865 PG. 185 D.P.R. (104) OVERLAP/EXISTING EASEMENT)
- 2. 10' ELECTRIC DISTRIBUTION/TRANSMISSION LINE EASEMENT (VOL. 1865 PG. 185 D.P.R. (104))
- 3. 10' PERMANENT SANITARY SEWER EASEMENT (VOL. 1865 PG. 185 D.P.R. (104) RECORDED DOCUMENT CALLS FOR INTERSECTING AN EXISTING EASEMENT TO REMAIN LOCATION SHORT BY 37' 41")
- 4. 10' PERMANENT SANITARY SEWER EASEMENT (VOL. 1865 PG. 185 D.P.R. (104))
- 5. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8748 PG. 1218 D.P.R. (104))
- 6. 10' DRAIN ROW (VOL. 8524 PG. 198 D.P.R. (104))
- 7. 10' SANITARY SEWER EASEMENT (VOL. 8524 PG. 198 D.P.R. (104))
- 8. 10' UTILITY EASEMENT (VOL. 8524 PG. 198 D.P.R. (104))
- 9. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8524 PG. 198 D.P.R. (104))
- 10. 10' SANITARY SEWER EASEMENT (VOL. 8524 PG. 198 D.P.R. (104))
- 11. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8714 PG. 138 D.P.R. (104))
- 12. 10' SANITARY SEWER EASEMENT (VOL. 1486 PG. 185 D.P.R. (104))
- 13. 10' BUILDING SETBACK LINE (VOL. 1486 PG. 185 D.P.R. (104))
- 14. 10' CIP EASEMENT (VOL. 1486 PG. 185 D.P.R. (104))

TYPICAL LOT MIX
NOT TO SCALETYPICAL LOT MIX
NOT TO SCALE

OVERALL LAND USE TABLE						
AREA (ACRES)	DWELLING UNITS	TOTAL FLOOR AREA (SQ. FT.)	R.O.W. DEDICATION (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)	DENSITY (UNITS/ACRE)
24.16	40 - 28' WIDE 22 - 40' WIDE 39 - 45' WIDE	125,945	2.51	7.59	N/A	4.18
						404



STAHL RD 24 ACRE TRACT P.U.D.
SAN ANTONIO, TEXAS
CONCEPTUAL SITE PLAN

JOB NO.
DATE
DRAWN: CHECKED:
SHEET NUMBER:

PUD

KFW
ENGINEERS & SURVEYORS
10000 N. LOOP WEST, SUITE 1000
DALLAS, TEXAS 75243
PHONE: (214) 343-1000
FAX: (214) 343-1001
WWW.KFWENGINEERS.COM

LEGAL DESCRIPTION:
A 24.16 ACRE TRACT OF LAND, OUT OF THE JAMES WATSON SURVEY, SECTION NO. 320, ABSTRACT NO. 800, THE THOMAS JACKSON SURVEY, SECTION NO. 323, ABSTRACT 384, BOTH OF BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 24.5 ACRE TRACT, KNOWN AS TRACT 6, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, MADE UP OF ALL OF THE 21.505 ACRE REMAINING PORTION OF A CALLED 65.033 ACRE TRACT, CONVEYED TO DUBOSE PROPERTIES, INC., OF RECORD IN VOLUME 5887, PAGE 336, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.127 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8748, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A CALLED 2.97 ACRE TRACT, KNOWN AS TRACT 3, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.285 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8753, PAGE 1049, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS