

ORDINANCE

2020-09-03-0617

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 27.75 acres 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.

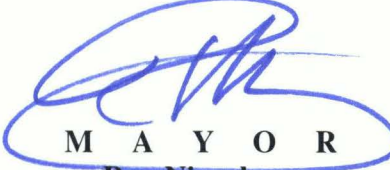
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 September 13, 2020.

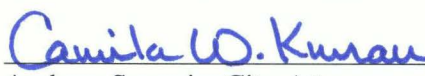
PASSED AND APPROVED this 3rd day of September, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council
September 3, 2020

Item: Z-6

Enactment Number:
2020-09-03-0617

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2				√		
Rebecca Viagran Council District 3	√			√		
Adriana Rocha Garcia Council District 4		√		√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7				√		
Manny Pelaez Council District 8				√		
John Courage Council District 9				√		
Clayton Perry Council District 10				√		
Ron Nirenberg Mayor				√		

Comments:

Office of the City Clerk

Exhibit “A”



**FIELD NOTES
FOR
A 27.75 ACRE TRACT**

A **27.75 acre** tract of land, out of the J.A. De La Garza Survey A-3, being a portion of a 96.98 acre tract, Tract 3, of land in the New City Block (N.C.B.) 11166 conveyed to Southstar Mission Del Lago Developer, LLC, recorded 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:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the west right-of-way line of U.S. Highway 281, a 200 foot right-of-way, recorded in Volume 5671 Page 949 of the Official Public Records of Bexar County, Texas, for the easterly northeast corner of the 96.98 acre tract and the tract described herein;

THENCE: along and with the west right-of-way line of U.S. Highway 281 and the east line of the 96.98 acre tract, the following two (2) courses and distances:

1. **S 00°37'13" E**, a distance of **961.30 feet** to a found $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the 96.98 acre tract and the tract described herein, and
2. **S 00°38'09" E** a distance of **1335.17 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of proposed Del Lago Parkway, a 70 foot right-of-way, this day called, and an easterly southeast corner of the tract described herein;

THENCE: leaving the west right-of-way line of U.S. Highway 281, into and across the 96.98 acre tract, and along and with the north line of the proposed Del Lago Parkway and the north and northeast line of a proposed Clubhouse Boulevard, a 60 foot right-of-way, the following seven (7) courses and distances:

1. **S 44°21'51" W**, a distance of **49.50 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the proposed Del Lago Parkway and a southeast corner of the tract described herein,
2. **S 89°21'51" W**, a distance of **532.28 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,
3. With a tangent curve to the **right**, having an arc of **22.53 feet**, a radius of **15.00 feet**, a delta of **86°02'50"**, and a chord bears **N 47°36'44" W**, a distance of **20.47 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the proposed Clubhouse Boulevard and the tract described herein,
4. **N 4°35'19" W**, a distance of **37.56 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,

Exhibit "A"

5. With a tangent curve to the **right**, having an arc of **4.83 feet**, a radius of **70.00 feet**, a delta of **3°57'10"**, and a chord that bears **N 2°36'44" W**, a distance of **4.83 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for point of tangency of the proposed Clubhouse Boulevard and the tract described herein,
6. **N 0°38'09" W**, a distance of **135.28 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a northeast corner of the proposed Clubhouse Boulevard, a point on the east line of a proposed Unit 11C and an interior corner of the tract described herein, and
7. **S 89°21'51" W**, a distance of **60.00 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying" for the northwest corner of the proposed Clubhouse Boulevard and a southwest corner of the tract described herein;

THENCE: along and with the east line of the proposed Unit 11C and Mission Del Lago Unit 11A, (T.I.F.), recorded in Document No. 20190081327, Deed and Plat Records of Bexar County, Texas, and the southeast and east lines of Mission Del Lago Unit 11B, (T.I.F.), recorded in Document No. 20190138497, Deed and Plat Records of Bexar County, Texas, the following eight (8) courses and distances:

1. **N 0°38'09" W**, a distance of **473.70 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying" to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying" for the northeast corner of said Unit 11C and the southeast corner of said Unit 11A, continuing for a total distance of **875.21 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left,
2. With a tangent curve to the **left**, having an arc of **221.11 feet**, a radius of **470.00 feet**, a delta of **26°57'15"**, and a chord that bears **N 14°06'46" W**, a distance of **219.07 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of said Unit 11A and a northwest corner of the tract described herein,
3. **N 62°24'36" E**, a distance of **60.00 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of said Unit 11A, an angle point on a southwest line of the proposed Mission Del Lago of said Unit 11B, and an exterior corner of the tract described herein;
4. With a non-tangent curve to the **left**, having an arc of **22.20 feet**, a radius of **15.00 feet**, a delta of **84°48'10"**, and a chord bears **S 69°59'29"E**, a distance of **20.23 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,

5. **N 67°36'26" E**, a distance of **83.85 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right,
6. With a tangent curve to the **right**, having an arc of **197.28 feet**, a radius of **535.00 feet**, a delta of **21°07'40"**, and a chord bears **N 78°10'16" E**, a distance of **196.17 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
7. **N 88°44'06" E**, a distance of **3.33 feet** to a set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying" for a southeast corner of said Unit 11B and an interior corner of the tract described herein, and
8. **N 0°37'13" W**, a distance of **977.55 feet** to set 1/2" iron rod with a Blue Plastic Cap Stamped "KFW Surveying" for the northeast corner of said Unit 11B and the northerly northwest corner of the tract described herein;

THENCE: along and with the south right-of-way line of Mission Grande, an 86 foot right-of-way of record in Volume 9552 Page 53 of the Deed and Plat Records of Bexar County, Texas, and the north line of portion of the 96.98 acre tract the following two (2) courses and distances:

1. **N 89°23'06" E**, a distance of **335.00 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point at the cutback intersection with U.S. Highway 281, and
2. **S 45°36'55" E**, a distance of **21.21 feet** to the **POINT OF BEGINNING**.

CONTAINING: 27.75 acres or 1,208,892 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a zoning exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 11-034
Prepared by: KFW Surveying
Date: June 9, 2020
File: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\FN Zoning Exhibit U1 and U2 Combined



Douglas A. Kramer
8-25-2020