

AN ORDINANCE 2007-02-15-0194

**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 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 55.684 acres out of NCB 14049 from "C-3" General Commercial District and "I-1" General Industrial District to "R-4" Residential Single Family District on 25.89 acres out of NCB 14049 and "MF-25" Multi-Family District on 28.794 acres out of NCB 14049, save and except a one acre tract of land generally to the north of and immediately adjacent to Lot 4, Block 1, NCB 14050 which zoning district boundary shall be C-3.

**SECTION 2.** A description of the 25.89 acre tract of property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** A description of the 28.794 acre tract of property is attached as Exhibit "B" and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** A description of the one acre tract of property is attached as Exhibit "C" and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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.

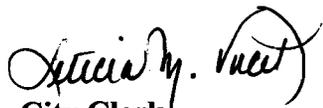
**SECTION 6.** The Director of Development Services shall change the zoning records and

maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This Ordinance shall become effective on February 25, 2007.

**PASSED AND APPROVED** this 15th day of February, 2007.

ATTEST:

  
City Clerk

  
for M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM:

  
for City Attorney

# Agenda Voting Results

**Name:** Z-5. ZONING CASE # Z2006274 with exceptions

**Date:** 02/15/07

**Time:** 04:34:58 PM

**Vote Type:** Multiple selection

**Description:** Z-5.

ZONING CASE # Z2006274 (District 10): An Ordinance changing the zoning district boundary from "C-3" General Commercial District and "I-1" General Industrial District to "R-4" Single-Family Residential District on 28.769 acres out of NCB 14049 and "MF-25" Multi Family District on 26.932 acres out of NCB 14049, 13900 Block of Lookout Road, as requested by Tesoro Homes Ltd., Applicant, for Cosas Claras Ltd., Owner. Staff recommends Denial. Zoning Commission recommends Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7			x	
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

FINAL  
June 12, 2008

**FIELD NOTES**  
**25.890 ACRE TRACT**  
**SINGLE FAMILY SOUTHERN PORTION**  
**JUDSON ROAD/ LOOKOUT ROAD**  
**SAN ANTONIO, TEXAS**

Being a 25.890 acre tract of land out of the H. Mendiola Survey No. 308, Abstract 491, County Block 5038 and also out of the Jose O. Carrion Survey No. 278, Abstract 141, County Block 5039, Bexar County, Texas, and being part of that property described in Volume 724, pg. 611 of the Deed Records of Bexar County, Texas, and being more fully described as follows;

Commencing on the most southerly corner of the southwest cut-back at the intersection of Lookout Road and Toepperwein Road;

Thence, along the southwest right of way line of Toepperwein Road, S 30°-28'-10" E, a distance of 105.54 feet to a point for the northeast corner of the herein described tract of land and being the Point of Beginning;

Thence, continuing along the southwest right of way line of Toepperwein Road, S 30°-28'-10" E, a distance of 499.23 feet to a point for the southeast corner of the herein described tract;

Thence, departing the southwest right of way line of Toepperwein Road, and along the common northern boundary line of the Replat of Toepperwein Industrial Park Subdivision as recorded in Vol. 9502, Pg. 82 of the Deed and Plat Records of Bexar County, Texas, S 60°-00'-00" W, a distance of 1840.60 feet to a point for a corner;

Thence, following the common eastern boundary line of a 9.70 acre tract as recorded in Vol. 10083, Pg. 1678 of the Real Property Records, Bexar County, Texas, N 29°-57'-39" W, a distance of 466.41 feet to a point for a corner;

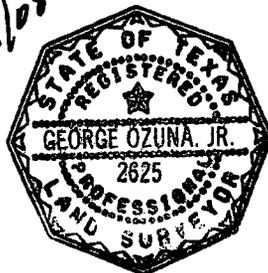
Thence, along the common northern boundary line of the said 9.70 acre tract, S 59°-28'-03" W, a distance of 582.62 feet to a point for a corner; same being the southeast corner of Judson Park Subdivision as recorded in Vol. 9000, Pg. 64 of the Deed and Plat Records of Bexar County, Texas;

Thence, along the common eastern boundary line of said Judson Park Subdivision, and passing at 400.00 feet the northeast corner of said Judson Park Subdivision, N 29°-54'-57" W, a distance of 500.01 feet to a point for the northwest corner of the herein described tract of land;

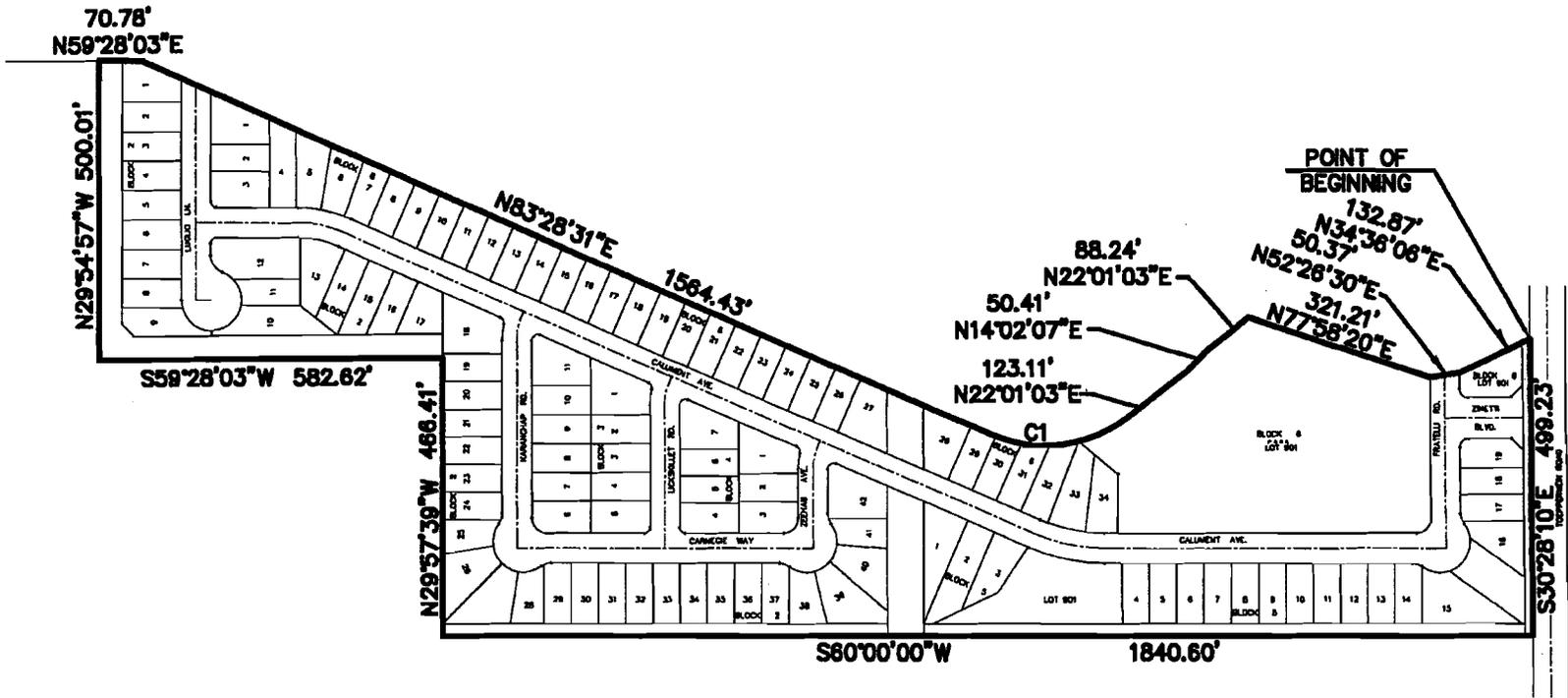
Thence, following the northern boundary line of the herein described tract of land, the following courses and distances:

- N 59°-28'-03" E, a distance of 70.78 feet to a point for a corner;
- N 83°-28'-31" E, a distance of 1564.43 feet to a point of curvature for a corner;
- Along said curve to the left, having a radius of 232.00 feet, a central angle of 61°-27'-28", and an arc length of 248.85 feet to a point of tangent for a corner;
- N 22°-01'-03" E, a distance of 123.11 feet to a point for a corner;
- N 14°-02'-07" E, a distance of 50.41 feet to a point for a corner;
- N 22°-01'-03" E, a distance of 88.24 feet to a point for a corner;
- N 77°-58'-20" E, a distance of 321.21 feet to a point for a corner;
- N 52°-26'-30" E, a distance of 50.37 feet to a point for a corner;

Thence, N 34°-36'-06" E, a distance of 132.87 feet to the Point of Beginning and containing 25.890 acres of land.



*George Ozuna Jr.*  
George Ozuna, Jr., R.P.L.S.  
Registered Public Land Surveyor



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	232.00	248.85	137.91	61°27'28"	237.09

**EXHIBIT OF A  
25.89 ACRE TRACT**

**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax




Z 2006 274

FINAL  
June 12, 2008FIELD NOTES  
28.794 ACRE TRACT  
MULTI-FAMILY NORTHERN PORTION  
JUDSON ROAD/ LOOKOUT ROAD  
SAN ANTONIO, TEXAS

Being a 28.794 acre tract of land out of the H. Mendiola Survey No. 308, Abstract 491, County block 5038 and also out of the Jose O. Carrion Survey No. 278, Abstract 141, County Block 5039, Bexar County, Texas, and being part of that property described in Volume 724, pg. 611 of the Deed Records of Bexar County, Texas, and being more fully described as follows;

Beginning on the most northerly corner of the Northeast cut-back at the intersection of Lookout Road and Judson Road; said corner being a non-tangent point on a curve to the right along the South right-of-way of Lookout Road, and has a radius of 2820.50 feet, a central angle of  $23^{\circ}-56'-11''$ , an arc length of 1178.32 feet, a chord bearing of  $N 65^{\circ}-58'-55'' E$ , and a chord distance of 1169.77 feet to a point of tangent for a corner;

THENCE; continuing along the South right-of-way line of Lookout Road,  $N 77^{\circ}-58'-37'' E$ , a distance of 1669.05 feet to a point for a corner and being on the right-of-way cut-back into Toepperwein Road;

THENCE; along said cut-back,  $S 66^{\circ}-37'-38'' E$ , a distance of 81.19 feet to an iron pin found for a corner on the Southwest right-of-way line of Toepperwein Road;

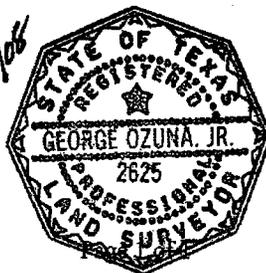
THENCE; continuing along the Southwest right-of-way of Toepperwein Road,  $S 30^{\circ}-28'-10'' E$ , a distance of 105.54 feet to an iron pin found for the Southeast corner of this tract;

THENCE; departing the Southwest right-of-way of Toepperwein Road, and along the Southern boundary line of the herein described tract of land, the following courses and distances;

- $S 34^{\circ}-36'-06'' W$ , a distance of 132.87 feet to a point for a corner,
- $S 52^{\circ}-26'-30'' W$ , a distance of 50.37 feet to a point for a corner,
- $S 77^{\circ}-58'-20'' W$ , a distance of 321.21 feet to a point for a corner,
- $S 22^{\circ}-01'-03'' W$ , a distance of 88.24 feet to a point for a corner,
- $S 14^{\circ}-02'-07'' W$ , a distance of 50.41 feet to a point for a corner;
- $S 22^{\circ}-01'-03'' W$ , a distance of 123.11 feet to appoint of a curvature for a corner,
- Along said curve to the right, having a radius of 232.00 feet, a central angle of  $61^{\circ}-27'-28''$ , and an arc length of 248.85 feet to a point of tangent for a corner,
- $S 83^{\circ}-28'-31'' W$ , a distance of 1564.43 feet to a point for a corner,
- Thence;  $S 59^{\circ}-28'-03'' W$ , a distance of 505.78 feet to a point on the Northeast right-of-way of Judson Road;

THENCE; along the Northeast right-of-way of Judson Road,  $N 29^{\circ}-54'-57'' W$ , a distance of 293.07 feet to a point for a corner of the herein described tract of land and also being the corner of the right-of-way cut-back line of Lookout Road;

THENCE; along said cut-back into Lookout Road,  $N 13^{\circ}-15'-50'' E$ , a distance of 76.14 feet to the Point of Beginning and containing 28.794 acres of land, inclusive of existing sanitary sewer easements, drainage easements and railroad easements.



*George Ozuna, Jr.*  
George Ozuna, Jr., R.P.L.S.  
Registered Public Land Surveyor





72006274

June 12, 2008

**FIELD NOTES  
1.00 ACRE TRACT  
EXCLUDED ONE ACRE TRACT  
JUDSON ROAD  
SAN ANTONIO, TEXAS**

Being a 1.00 acre tract of land out of the Jose O. Carrion Survey No. 278, Abstract 141, County Block 5039, Bexar County, Texas and being part of that property described in volume 724, pg. 611 of the Deed Records of Bexar County, Texas, and being more fully described as follows;

Commencing on the most southerly corner of the northeast cut-back corner at the intersection of Judson Road and Lookout Road;

Thence, along the northeast right of way of Judson road, S 29°-54'-57" E, a distance of 293.07 feet to a point for a corner and the Point of Beginning of the herein described tract of land;

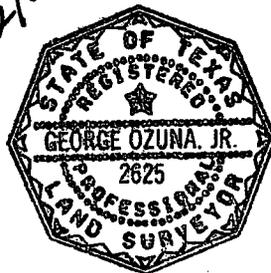
Thence, departing the Northeast right of way of Judson Road, N 59°-28'-03" E, a distance of 435.00 feet to a point for a corner;

Thence, S 29°-54'-57" E, a distance of 100.01 feet to point for a corner;

Thence, following the common boundary line of Lot 4, Block 1, Judson Park Subdivision , as recorded in vol. 9000, pg. 64 of the Deed and Plat Records of Bexar County, Texas, S 59°-28'-03"W, a distance of 435.00 feet to a point for a corner on the northeast right of way of Judson Road.

Thence, along said northeast right of way of Judson Road, N 29°-54'-57" W, a distance of 100.01 feet to the Point of Beginning.

06/12/08



*George Ozuna Jr.*  
George Ozuna, Jr., P.E., R.P.L.S.  
Registered Public Land Surveyor

UNPLATTED

Z2006274

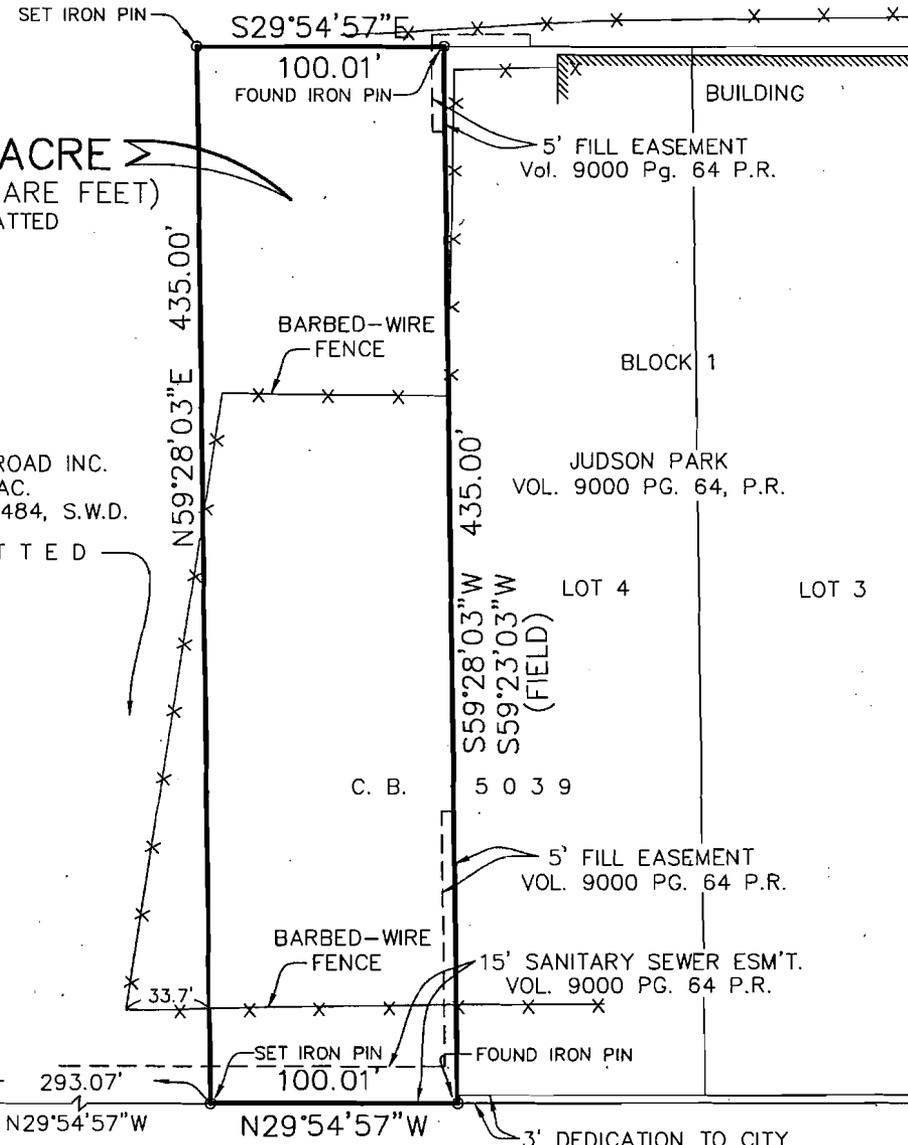
TOEPPERWEIN ROAD INC.  
55.702 AC.  
VOL. 4797 PG. 1484, S.W.D.

1.000 ACRE  
(43,500 SQUARE FEET)  
UNPLATTED

TOEPPERWEIN ROAD INC.  
55.702 AC.  
VOL. 4797 PG. 1484, S.W.D.

UNPLATTED

LOOKOUT ROAD



# JUDSON ROAD

**LEGEND:**

P.R. = PLAT RECORDS  
S.W.D. = SPECIAL WARRANTY DEED

**PLAT OF:**

Lot 1.000 Acre, Blk \_\_\_\_\_, C.B. 5039  
Subdivision Unplatted  
Bexor County, Texas

Prepared by  
**BRIONES**  
CONSULTING & ENGINEERING LTD.

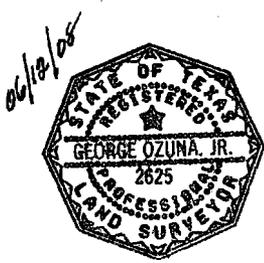
8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax

**Reference:**

As recorded in Vol. \_\_\_\_\_ and Pg. \_\_\_\_\_  
4797 1484 records

S.W.D., Bexor County, Texas

Job No. 2007-11



SCALE: 1" = 60'

STATE of TEXAS  
COUNTY of BEXAR

I, hereby certify that this survey conforms to the current Texas Surveyors Association Standards and Specifications for a category

1B condition II survey.

This 12th day of June, 2008 A.D.

*George Ozuna Jr.*

**CITY OF SAN ANTONIO  
CITY ATTORNEY'S OFFICE  
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Leticia Vacek, City Clerk

FROM: Susan Guinn, Assistant City Attorney

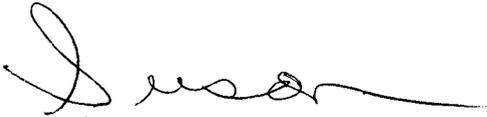
SUBJECT: Zoning Case # Z2006274-The Infamous Z-5

DATE: June 25, 2008

Leticia,

Attached is the long awaited ordinance and the corresponding exhibits for Zoning Case # Z2006274 from the February 15, 2007 City Council meeting. I am also providing you a copy of the e-mail, from the engineer submitting the field notes, in case you have any need for the documentation. As a result of receiving the corrected field notes today I am now happy to deliver to you the amended and corrected ordinance.

Thank you,



RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
08 JUN 25 PM 2:10

**Susan Guinn**

---

**From:** Joe Gonzalez [jgonzalez@brionesengineering.com]  
**Sent:** Wednesday, June 25, 2008 10:27 AM  
**To:** Christine Anderson; Susan Guinn  
**Cc:** 'Andy Rodriguez'; 'Rolando H. Briones, Jr.'; 'David Beales'  
**Subject:** tesoro ridge zoning case  
**Attachments:** revised field notes rezone case 6-12-08.pdf

As per your request here are the revised field notes.



**BRIONES**

**Jose R. Gonzalez**

**8118 Broadway**

**San Antonio, TX 78209**

**(210) 828-1431-ph / (210) 828-1432-fax**

**[www.brionesengineering.com](http://www.brionesengineering.com)**

Affidavit of Publisher

STATE OF TEXAS  
COUNTY OF BEXAR  
S.A. - CITY CLERK

**PUBLIC NOTICE**  
AN ORDINANCE  
2007-02-15-0194  
AMENDING CHAPTER 35  
OF THE CITY CODE THAT  
CONSTITUTES THE COM-  
PREHENSIVE ZONING ORDI-  
NANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE  
CLASSIFICATION AND RE-  
ZONING OF CERTAIN PROP-  
ERTY DESCRIBED HEREIN  
AS: Lot P-8, NCB 14049. THE  
PENALTY FOR VIOLATION IS  
A FINE NOT TO EXCEED  
\$1,000.00.  
2/23

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-02-15-0194 here to attached has been published in every issue of said newspaper on the following days, to wit:

02/23/2007.

*Helen I. Lutz*

Sworn to and subscribed before me this 23rd day of of February, 2007.

*Martha L. Machuca*

