

AN ORDINANCE 2013-03-21-0207

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 12.801 acres out of NCB 10865 from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18" Limited Density Multi-Family District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District.

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

SECTION 3. The City Council authorizes additional fence height in accordance with Section 35-514(d)(2)D of the Unified Development Code, by permitting a fence to be erected to a height of eight (8) feet on the property.

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 March 31, 2013.

PASSED AND APPROVED this 21st day of March 2013.

Julian Castro FOR:

M A Y O R
Julián Castro

ATTEST:

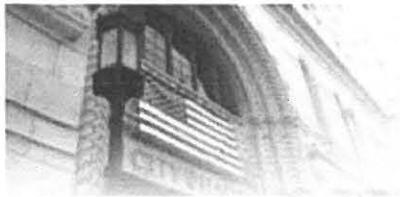
Leticia M. Vacek

Leticia M. Vacek, City Clerk

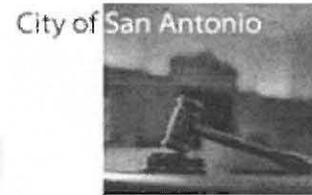
APPROVED AS TO FORM:

Susan Quinn

Michael D. Bernard, City Attorney
For



Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-9

Name:	34, Z-5, P-2, Z-6, Z-7, Z-8, P-4, Z-9, Z-10, P-6, Z-12, Z-13						
Date:	03/21/2013						
Time:	02:13:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013057 (District 3): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18" Limited Density Multi-Family District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 12.801 acres out of NCB 10865 located on a portion of the parcel located at the northeast corner of Interstate Highway 37 and Southeast Military Drive. Staff and Zoning Commission recommend approval pending the plan amendment and authorization of an eight (8) foot fence on the property pursuant to 35-514(d) (2)(D). (Associated Plan Amendment Case # 13014)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING
FIELD NOTES
FOR

A 12.801 acre, tract of land for re-zoning out of a 32.794 acre tract of land conveyed to The State of Texas for the use and benefit of the Permanent School Fund, in a deed recorded in Volume 11092 Page 1506 of the Official Public Records of Bexar County, Texas, out of the Justo Esqueda Survey No. 100, Abstract 213, County Block 5154 of Bexar County, Texas now in New City Block 10865 in the City of San Antonio, Bexar County, Texas. Said 12.801 acre re-zoning tract of land being further described by metes and bounds as follows:

- BEGINNING:** At a point in the south right-of-way line of Utopia Drive, a 60-foot wide right-of-way at the northwest corner of said 32.794 acre tract of land, the northeast corner of a 1.02 acre tract of land described as P-102, New City Block 10866, under the Bexar Appraisal District Account Number 467485, and the northwest corner of herein described 12.801 acre re-zoning tract of land;
- THENCE:** N 89°38'46" E, with the south right-of-way of Utopia Drive a distance of 355.10 feet to a point at the northwest corner of the Fairlawn Subdivision recorded in Volume 4080, Page 274 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** Southeasterly, along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 90°30'15", a chord bearing and distance of S 45°06'07" E, 42.61 feet, and an arc length of 47.39 feet to a point in the west right-of-way line of Belford Drive, a 60-foot right-of-way;
- THENCE:** S 00°09'01" W, with the west line of Belford Drive a distance of 147.15 feet to a point on the south line of a 30-foot San Antonio Public Service Company Gas Easement shown on said plat of Fairlawn Subdivision;
- THENCE:** S 89°50'59" E, with the south line of said 30-foot San Antonio Public Service Company Gas Easement, a distance of 527.83 feet to a point at the northwest corner of Pickwell Park, an 11.0 acre a public park shown on the plat of Highland Hills, Unit 21, recorded in Volume 3975, Page 202 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 00°33'09" W, with the west line of Pickwell Park a distance of 602.03 feet to a point;
- THENCE:** S 89°26'51" E, with the south line of said Pickwell Park, a distance of 191.09 feet to a point;
- THENCE:** Over and across said 32.794 acre tract of land, the following bearings and distances:
S 00°33'09" W, a distance of 20.00 feet to a point,
N 89°26'51" W, a distance of 18.04 feet to a point,

22013057

Southwesterly, along the arc of a curve to the left, having a radius of 437.01 feet, a central angle of 29°19'54", a chord bearing and distance of S 64°32'35" W, 221.29 feet, and an arc length of 223.72 feet to a point,

S 46°50'49" W, a distance of 111.92 feet to a point, and

S 15°55'00" E, a distance of 315.43 feet to a point on the southwest line of said 32.794 acre tract of land, the northeast right-of-way line of Interstate Highway 37, a variable width right-of-way;

THENCE: Along the northeast right-of-way line of Interstate Highway 37, the southwest line of said 32.794 acre tract of land, the following bearings and distances:

N 35°48'25" W, a distance of 543.77 feet to a point,

N 40°20'58" W, a distance of 315.56 feet to a point,

N 46°20'58" W, a distance of 315.56 feet to a point, and

N 52°14'17" W, a distance of 168.67 feet to a point at the south corner of a 0.1004 of an acre tract of land described as P-105, NCB 10866, under the Bexar Appraisal District Account Number 467489;

THENCE: N 00°07'42" W, departing the northeast right-of-way line of I.H. 37, with the east line of said 0.1004 of an acre tract of land, the west line of said 32.794 acre tract of land, a distance of 82.50 feet to a point;

THENCE: N 00°09'20" W, departing the east line of said 0.1004 of an acre tract of land, continuing with the west line of said 32.794 acre tract of land, the east line of said 1.02 acre tract of land called P-102 under the Bexar County Appraisal District Account Number 467485, a distance of 190.00 feet to the POINT OF BEGINNING and containing 12.801 acres of land in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC §663.21, 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.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: December 18, 2012
JOB No.: 7341-00
FILE: N: CIVIL 7841-00 WORD: 7841-00FN.doc



72012057

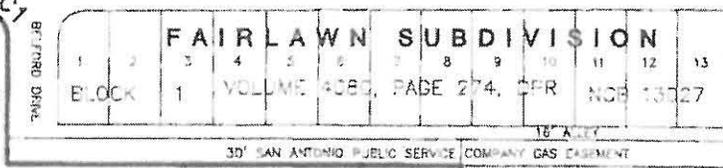
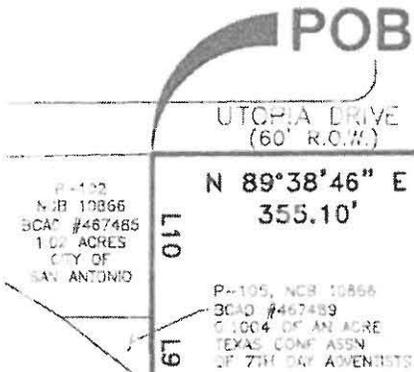
LEGEND	
R.O.W	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
POB	POINT OF BEGINNING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	CITIZEN PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
BCAD	BEXAR COUNTY APPRAISAL DISTRICT

ZONING EXHIBIT

12.801 ACRES OUT OF A 32.794 ACRE TRACT CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	93°30'15"	S45°06'07"E	42.61'	47.39'
C2	437.01'	23°19'54"	S64°32'35"W	221.29'	223.72'



S 89°50'59" E 527.83'

12.801 ACRES

THE STATE OF TEXAS FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND

PORTION OF 32.794 ACRES NCB 10865 VOLUME 11092 PAGE 1506, OPR

PICKWELL PARK PUBLIC PARK 11.0 ACRES NCB 12846

HIGHLAND HILLS UNIT 21 SUBDIVISION VOLUME 3975 PAGE 202, DPR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°09'01"W	147.15'
L2	S89°26'51"E	191.09'
L3	S00°33'09"W	29.00'
L4	N89°26'51"W	18.04'
L5	S46°50'40"W	111.92'
L5	S15°55'00"E	315.43'
L7	N46°20'58"W	315.55'
L3	N52°14'17"W	168.57'
L9	N00°07'42"W	82.50'
L10	N00°09'26"W	190.00'



555 EAST PARKWAY | SAN ANTONIO TEXAS 78216 | PHONE: 210-373-0000 FAX: 210-373-0310

TOTAL BOARD OF PROFESSIONAL ENGINEERS FROM REGISTRATION # 470

TOTAL BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION # 102280-00

Date: Dec 19, 2012, 8:33am User ID: ACarin File: H:\CML\7841-00\EX7841-00 - 27.dwg