SG/cla
04/02/2015
Z-7

CASE NO. Z2015057

AN ORDINANCE 2015-04-02-0255

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 7.13 acres out of NCB 17738 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District,"R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" 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 **Attachment "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 April 12, 2015.

PASSED AND APPROVED this 2nd day of April 2015

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City

Agenda Item:	**Z-7 (in consent vote: 49, Z-2, P-2, Z-5, P-3, Z-6, Z-7, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-14, Z-15, Z-16, Z-17, P-5, Z-20, Z-21, Z-22, Z-24)**
Date:	04/02/2015
Time:	02:11:58 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015057 (District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 7.13 acres out of NCB 17738. 6900 - 7000 Block of Woodlake Parkway. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2015057

KFW SURVEYING

FIRM LICENSE NO. 10122300

ZONING NOTES
FOR
A 5.3295 ACRE TRACT OF LAND

A 5.3295 acre tract of land located in the John H. Miller Survey No. 41, Abstract No. 487, County Block 5075, New City Block 17738, in the City of San Antonio, Bexar County, Texas and being out of the remaining portion of a 443.91 acre tract, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod at the return on the west right-of-way line of Woodlake Parkway, an 86 foot right-of-way of record in Volume 9524 Pages 1-8 of the Deed and Plat Records of Bexar County, Texas and the northwest right-of-way line of Gibbs Sprawl Road, for a southeast corner of the remaining portion of the 443.91 acre tract and the tract described herein;

THENCE: S 51°41'02" W along and with the northwest right-of-way line of Gibbs Sprawl Road, a distance of **607.92** feet to a point, for the south corner of the tract described herein;

THENCE: Departing the northwest right-of-way line of Gibbs Sprawl Road into and across the 443.91 acre tract, the following four **(4)** courses:

1. **N 38°10'39" W**, a distance of **219.06** feet to a point, for a corner of the tract described herein,

2. **N 07°05'49" E**, a distance of **144.67** feet to a point, for an angle point of the tract described herein,

3. **N 07°40'31" W**, a distance of **74.81** feet to a point, for the west corner of the tract described herein, and

4. **N 50°46'04" E**, a distance of **494.03** feet to a point in the west right-of-way line of Woodlake Parkway and the east line the 443.91 acre tract, for the north corner of the tract described herein,

THENCE: Along and with the southwest right-of-way line of Woodlake Parkway and the east line the 443.91 acre tract, the following three **(3)** courses:

1. **S 37°52'32" E**, a distance of **345.12** feet to a found ½" iron rod, for a point of curvature to the right,

Attachment A

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2. with a curve to the right having an arc length of **40.40** feet, a radius of **25.00** feet, a delta angle of **92°34'43"** and a chord bears **S 06°29'41" W**, a distance of **36.14** feet to a found ½" iron rod with a cap stamped "CASTELLA", for an interior corner of the tract described herein, and

3. **S 39°20'20" E**, a distance of **22.14** feet to the **POINT OF BEGINNING** and containing **5.3295** acres in the City of San Antonio, Bexar County, Texas.

"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."

PREPARED BY: KFW Surveying
JOB NO.: 12-110
DATE: November 21, 2014
DOC. ID: S:\Draw 2012\12-110 NORTHEAST CROSSING UNIT 17\DOCS\ Zoning Notes 5.3295Ac.doc

STATE OF TEXAS
REGISTERED
HENRY C. CASAL JR.
4503
PROFESSIONAL
LAND SURVEYOR

1-21-15

Z2015057

KFW SURVEYING

FIRM LICENSE NO. 10122300

ZONING NOTES
FOR
A 1.800 ACRE TRACT OF LAND

A 1.800 acre tract of land located in the John H. Miller Survey No. 41, Abstract No. 487, County Block 5075, New City Block 17738, in the City of San Antonio, Bexar County, Texas and being out of the remaining portion of a 443.91 acre tract, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: At a point on the west right-of-way line of Woodlake Parkway, an 86 foot right-of-way of record in Volume 9524 Pages 1-8 of the Deed and Plat Records of Bexar County, Texas and the east cutback corner of Midcrown Drive, a 70 foot right-of-way of record in Volume 9563 Page 113 of the Deed and Plat Records of Bexar County, Texas and a northeasterly corner of the remaining portion of the 443.91 acre tract;

THENCE: Along and with the west right-of-way line of Woodlake Parkway and the east line of the 443.91 acre tract with a curve to the right having an arc length of 126.44 feet, a radius of 1414.00 feet, a delta angle of 05°07'24" and a chord bears S 55°12'42" E, a distance of 126.39 feet to a point, for the **POINT OF BEGINNING** and the north corner of the tract described herein;

THENCE: Continuing with the west right-of-way line of Woodlake Parkway and the east line of the 443.91 acre tract with a curve to the right having an arc length of **355.92** feet, a radius of **1414.00** feet, a delta angle of **14°25'19"** and a chord bears **S 45°26'20" E**, a distance of **354.98** feet to a point, for the southeast corner of the tract described herein from which a found ½" iron rod with a cap stamped "CASTELLA" bears S 38°34'28" E, a distance of 8.37 feet;

THENCE: Departing the west right-of-way line of Woodlake Parkway and the east line of the 443.91 acre tract into and across the 443.91 acre tract, the following eight **(8)** courses:

1. **S 53°07'04" W**, a distance of **275.89** feet to a point, for an interior corner of the tract described herein,

2. **S 35°13'34" E**, a distance of **310.09** feet to a point, for the south corner of the tract described herein,

3. **N 37°50'51" W**, a distance of **259.45** feet to a point, for an angle point of the tract described herein,

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4. **N 46°08'07" W**, a distance of **162.72** feet to a point, for an angle point of the tract described herein,

5. **N 61°12'34" W**, a distance of **44.64** feet to a point, for the west corner of the tract described herein,

6. **N 28°47'26" E**, a distance of **125.02** feet to a point, for an interior corner of the tract described herein,

7. **N 07°36'59" E**, a distance of **158.64** feet to a point, for an angle point of the tract described herein, and

8. **N 20°34'12" E**, a distance of **66.26** feet to the **POINT OF BEGINNING** and containing **1.800** acres in the City of San Antonio, Bexar County, Texas.

"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."

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STATE OF TEXAS
REGISTERED
HENRY C. CASAL, JR.
4905
PROFESSIONAL
LAND SURVEYOR

1-21-15