SG/cla
10/15/2015
Z-7

CASE NO. Z2015262

AN ORDINANCE 2015-10-15-0889

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 16.929 acres of land out of NCB 14552 from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land out of NCB 14552.

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 October 25, 2015.

PASSED AND APPROVED this 15st day of October, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-7 (in consent vote: P-1, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, P-4, Z-12, P-6)**
Date:	10/15/2015
Time:	02:25:52 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015262 (Council District 4): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land out of NCB 14552, generally located South of Loop 410 on State Highway 16 South. Staff and Zoning Commission recommend Approval.
Result:	Passed

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

Z2015282

FIELD NOTES
for
RE-ZONING
September 14, 2015

BEING 16.725 acres of land, more or less, out of the Angel Navarro Survey No. 5, Abstract 12, N.C.B. 14552, City of San Antonio, Bexar County, Texas and also being out of Missiones Subdivision described in Volume 9674, Page 125 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the existing west R.O.W. line of State Highway 16 and the existing north R.O.W. line of Missions Gate for a corner of this tract;

THENCE, S 09°05'19" W, 60.00 feet along said west R.O.W. line to a point in same for a corner of this tract;

THENCE, N 80°14'15" W, 203.29 feet along the existing south R.O.W. line of Mission Gate to a point for an interior corner of this tract;

THENCE, S 09°05'19" W, 362.83 feet along the common line with a tract of land described in Volume 9593, Page 26 of the Deed and Plat Records to a point for the southeast corner of this tract;

THENCE, N 80°12'05" W, 1301.99 feet along the common line with a tract of land described in Volume 9453, Page 2161 of the Real Property Records of Bexar County, Texas to a point for the southwest corner of this tract;

THENCE, N 09°03'45" E, 42.12 feet along the common line with a tract of land described in Volume 13122, Page 660 of the Real Property Records of Bexar County, Texas to a point in same for a corner of this tract;

THENCE, S 80°15'44" E, 126.74 feet to a point in the west R.O.W. line of Mission Canyon for an interior corner of this tract;

THENCE, N09°44'16" E, 367.82 feet along said west R.O.W. line to a point in same for the beginning of a curve to the left;

THENCE, along said curve in a northwesterly direction with said west R.O.W. line and having a central angle of 38°52'15", a radius of 15.00 feet, a tangent distance of 5.29 feet, an arc length of 10.18 feet and a chord bearing and distance of N 09°41'51" W, 9.98 feet to a point for a reverse curve to the right;

THENCE, along said curve in a northeasterly direction with said west R.O.W. line and having a central angle of 118°47'50", a radius of 50.00 feet, a tangent distance of 84.54 feet, an arc length of 103.67 feet and a chord bearing and distance of N 30°15'56" E, 86.07 feet to a point in said west R.O.W. line for an interior corner of this tract;

Attachment A

THENCE, along a curve to the right and in a northwesterly direction having a central angle of 16°44'46", a radius of 175.00 feet, a tangent distance of 25.76 feet, an arc length of 51.15 feet and a chord bearing and distance of N 49°07'57" W, 50.97 feet to a point for the end of this curve;

THENCE, N 40°45'34" W, 117.95 feet to a point in the north line of said subdivision for the northwest corner of this tract;

THENCE, S 80°15'44" E, 1276.69 feet along the common line with Primrose East Subdivision as recorded in Volume 9558, Page 162 of the Deed and Plat Records of Bexar County, Texas to a point for the northeast corner of this tract;

THENCE, S 09°05'19" W, 179.92 feet along the common line with a tract of land described in Volume 10270, Page 30 of the Real Property Records of Bexar County, Texas to a point in the existing north R.O.W. line of Mission Gate for an interior corner of this tract;

THENCE, S 80°14'15" E, 203.29 feet along said north R.O.W. line to the POINT OF BEGINNING and containing 16.725 acres of land, more or less.

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.

Note: Exhibit also prepared this day.

STATE OF TEXAS
REGISTERED
J. M. BUTZ, JR.
2024
PROFESSIONAL
LAND SURVEYOR

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024

FN14-102.E

Z2015262

FIELD NOTES
for
RE-ZONING
September 14, 2015

BEING 0.204 acre of land, more or less, out of the Angel Navarro Survey No. 5, Abstract 12, N.C.B. 14552, City of San Antonio, Bexar County, Texas and also being out of Missiones Subdivision described in Volume 9674, Page 125 of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a point in the west line of Missiones Subdivision for the southwest corner of this tract, said point being N 09°03'45" E, 42.12 feet from the southwest corner of the above referenced subdivision;

THENCE, N 09°03'45" E, 70.00 feet along the common line with a tract of land described in Volume 13122, Page 660 of the Real Property Records of Bexar County, Texas to a point in same for the northwest corner of this tract;

THENCE, S 80°15'44" E, 127.57 feet into said subdivision to a point in the west R.O.W. line of Mission Canyon for the northeast corner of this tract;

THENCE, S 09°44'16" W, 70.00 feet along said west R.O.W. line to a point in same for the southeast corner of this tract;

THENCE, N 80°15'44" W, 126.74 feet to the POINT OF BEGINNING and containing 0.204 acre of land, more or less.

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.

Note: Exhibit also prepared this day.

STATE OF TEXAS
REGISTERED
J. M. BUTZ, JR.
2024
PROFESSIONAL
LAND SURVEYOR

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024

FN14-102.E1