SG/cla
02/18/2016
Z-18

CASE NO. Z2016057

AN ORDINANCE 2016-02-18-0137

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 6.860 acres of land out of NCB 17873 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "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. 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 February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.

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-18 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)**
Date:	02/18/2016
Time:	03:14:03 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016057 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 6.860 acres of land out of NCB 17873 located at 8777 Marbach Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16016)
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					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2016057

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
TBPLS Firm Registration # 10011700S
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

LEGAL DESCRIPTION
6.860 ACRE TRACT

BEING A 6.860 ACRE (298,805 SQUARE FEET +/-) TRACT OF LAND OUT OF THE R.E. SEVY SURVEY NO. 357, ABSTRACT 709, COUNTY BLOCK 4331, NEW CITY BLOCK 17837 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 6.860 ACRE TRACT BEING OUT OF A 28.272 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14536, PAGE 2473, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAVE AND EXCEPT A 21.42 ACRE TRACT NOW KNOWN AS LOT 2, BLOCK 3, NEW CITY BLOCK 13375, POLO CLUB APARTMENTS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9578, PAGE 124, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod with cap stamped "MBC" on the North Right-of-Way line of Marbach Road, said 1/2" Iron Rod also marking the Southwest corner of Lot 2, Block 3, New City Block 13375, Polo Club Apartments Subdivision according to plat recorded in volume 9578, page 124, deed and plat records of Bexar County, Texas, and the Southeast corner of this tract;

THENCE S 89°58'59" W a distance of 153.11 feet along the North Right-of-Way line of said Marbach Road to a 1/2-Inch Iron Rod Found, said 1/2" Iron Rod marking the Southeast corner of Lot 1, Block 3, Rohde Subdivision according to plat recorded in volume 9504, Page 75, deed and plat records of Bexar County, Texas;

THENCE departing the North Right-of-Way line of Marbach Road along and with the common lot line of said Lot 1, Block 3, the following courses;

N 19°25'49" E a distance of 59.53 feet departing the North Right-of-Way line of Marbach Road to a Nail Found;

N 00°08'47" W a distance of 174.00 feet to a 1/2" Iron Rod Found at the point of curvature of a curve to the left;

Along said curve to the left having the following parameters: Radius = 70.00 feet, Arc Length = 110.10 feet, Chord Bearing = N 45°12'38" W and a Chord Distance = 99.10 feet to a 1/2" Iron Rod Found;

S 89°50'46" W a distance of 248.48 feet to a 1/2" Iron Rod Found;

S 44°39'22" W a distance of 27.87 feet to a 1/2-Inch Iron Rod Found, said 1/2" Iron Rod marking the East Right-of-Way Line of Hunt Lane;

THENCE along a curve to the left along East Right of Way line of Hunt Lane having the following parameters: Radius = 2885.00 feet, Arc Length = 325.71 feet, Chord bearing =N 09°04'06" W and a Chord Distance = 325.54 feet to a 1/2" Iron Rod Found, said 1/2" Iron Rod being the South end of a curve return to the right;

CELEBRATING 40 YEARS

Attachment A

THENCE along said curve to the right having the following parameters: Radius =15.00 feet, Arc Length = 26.57 feet, Chord bearing = N 38°49'16" E and a Chord Distance = 23.23 feet to a 1/2" Iron Rod Found, said 1/2" Iron rod being on the South line of Garden Brook;

THENCE N 89°51'55" E a distance of 200.59 feet along and with the South Right-of-Way line of said Garden Brook to a 1/2-Inch Iron Rod Found, said 1/2" Iron Rod marking the point of curvature of a curve to the left;

THENCE along said curve to the left having the following parameters: Radius =730.00 feet, Arc Length = 288.26 feet, Chord bearing = N 78°28'38" E and a Chord Distance = 286.39 feet to a 1/2" Iron Rod with cap stamped "Vickery" Found;

THENCE N 67°17'33" E a distance of 196.76 feet continuing along and with the South Right-of-Way line of said Garden Brook to a 1/2" Iron Rod with cap stamped "MBC" Found, said 1/2" Iron Rod marking the Northwest corner of said Lot 2, Block 3, New City Block 17873;

THENCE departing the South Right-of-Way line of Garden Brook along and with the common lot line of said Lot 2, Block 3, New City Block 17873 the following courses;

S 00°08'50" E a distance of 100.65 feet to a 1/2" Iron Rod stamped "MBC" Found;

S 28°14'03" E a distance of 317.73 feet to a 1/2" Iron Rod stamped "MBC" Found;

S 64°14'55" W a distance of 385.67 feet to a 1/2" Iron Rod stamped "MBC" Found;

S 24°13'22" W a distance of 22.93 feet to a Mag Nail Found;

S 15°55'07" E a distance of 190.98 feet to the **POINT OF BEGINNING** and containing 6.860 Acres of land, (298,805 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

<u>Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.</u>

I, Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION #10011700

02/09/16

31373-0770
February 9, 2016

mbc ENGINEERS

Z2016057

LEGEND

● 1/2" IRON ROD FOUND (UNLESS NOTED)

⊕ 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MBC ENGINEERS" FOUND

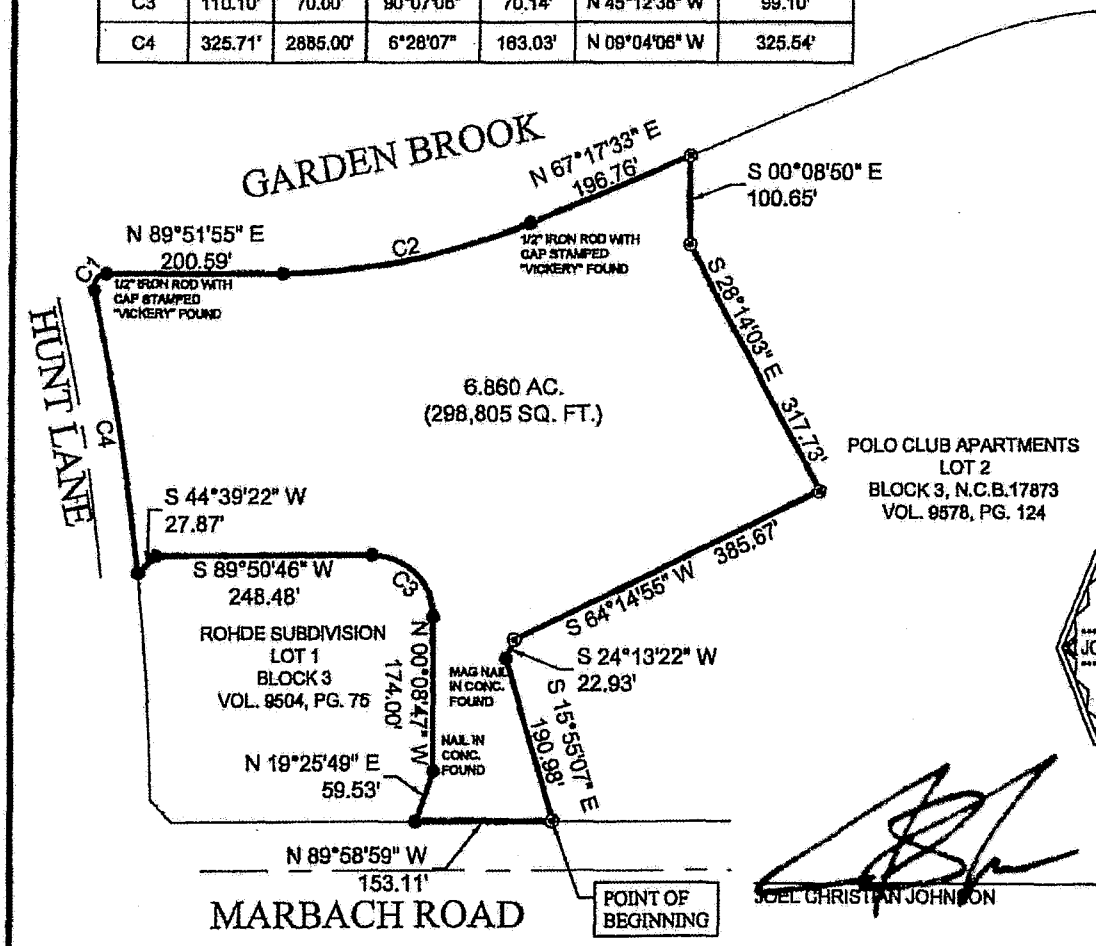
ZONING EXHIBIT
EASEMENTS AND IMPROVEMENTS NOT SHOWN

NORTH

SCALE: 1" = 200'

200 0 100 200

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	26.57'	15.00'	101°29'50"	18.36'	N 38°49'16" E	23.23'
C2	288.26'	730.00'	22°37'29"	146.03'	N 78°28'38" E	286.39'
C3	110.10'	70.00'	90°07'06"	70.14'	N 45°12'38" W	99.10'
C4	325.71'	2885.00'	6°26'07"	163.03'	N 09°04'06" W	325.54'



STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL LAND SURVEYOR

02/09/16

JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 5578

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

ZONING EXHIBIT

BEING A 6.860 ACRE (298,805 SQUARE FEET +/-) TRACT OF LAND OUT OF THE R.E. SEVY SURVEY NO. 357, ABSTRACT 709, COUNTY BLOCK 4331, NEW CITY BLOCK 17837 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 6.860 ACRE TRACT BEING OUT OF A 28.272 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14536, PAGE 2473, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAVE AND EXCEPT A 21.42 ACRE TRACT NOW KNOWN AS LOT 2, BLOCK 3, NEW CITY BLOCK 13375, POLO CLUB APARTMENTS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9578, PAGE 124, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DESIGN TOO
DRAWN JJA
CHECKED
DATE 02-09-2016
JOB NO. 31373-0770
PAGE 3 of 3

Date: Feb 09, 2016, 1:26pm User ID: jeranda Layout: Layout1
File: P:\0770\31373-Hunt Club Apartments\Design\Exhibit\zoning ex1-31373.dwg Layout name: Layout1