SG/cla
10/15/2015
Z-3

CASE NO. Z2015254

AN ORDINANCE 2015-10-15-0884

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 283.27 acres of land out of CB 4006 from "FR" Farm and Ranch District to "R-5" Residential Single-Family 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 October 25, 2015.

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

Ivy R. Taylor

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-3 (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 # Z2015254 (Council District 3): An Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located in the 16700 Block of South US Highway 281. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15071)
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

Z2015254

STATE OF TEXAS
COUNTY OF BEXAR

PREPARED FOR: Falcon International Bank - Seller
Mike Weeks, Jr. - Buyer

FIELD NOTES TO DESCRIBE

A 283.27 Acre Tract of land situated in the City of San Antonio in Bexar County, Texas, out of Abstract No. 3, Jose A. de la Garza, original grantee, County Block 4006, and being all of a 291.02 Acre Tract conveyed from Real Fortune, Ltd. to Falcon International Bank by deed dated March 3, 2009 and recorded in Volume 13885, Page 1141 of the Official Public Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a 15" cedar post found in the West line of U.S. Highway 281 for the upper Southeast corner of a 1030.122 Acre Tract (Volume 15749, Page 931, Official Public Records) and the Northeast corner of this tract from which a found concrete marker bears N 00° 38' 01" W 37.52 feet;

THENCE: With fence and the West line of said highway and the East line of this tract as follows:

S 00° 38' 01" E 4867.57 feet to a concrete highway marker found for an angle point of this tract;

S 24° 14' 23" W 213.82 feet to a 1/2" iron pin found by a railroad tie post for an angle point of this tract;

S 00° 50' 49" E 396.80 feet to a concrete highway marker found for the Southeast corner of this tract;

THENCE: With the North and East line of the Medina River and the South line of this tract as follows:

S 40° 06' 00" W 133.05 feet to an angle point;

S 25° 14' 21" W 123.56 feet to an angle point;

S 07° 31' 00" E 253.03 feet to an angle point;

S 16° 30' 03" W 31.03 feet to an angle point;

S 49° 02' 01" W 41.22 feet to an angle point;

S 88° 27' 01" W 297.28 feet to an angle point;

N 50° 21' 48" W 95.31 feet to an angle point;

N 02° 19' 06" W 90.75 feet to an angle point;

N 14° 25' 53" E 202.14 feet to an angle point;

N 52° 32' 16" W 127.68 feet to an angle point;

N 40° 53' 26" W 129.37 feet to an angle point;

N 85° 30' 30" E 162.29 feet to an angle point;

N 51° 25' 07" E 103.26 feet to an angle point;

N 62° 56' 59" E 70.00 feet to an angle point;

N 02° 54' 05" W 133.61 feet to an angle point;

N 25° 27' 38" W 260.82 feet to an angle point;

N 22° 32' 32" W 147.01 feet to an angle point;

N 32° 58' 08" W 139.15 feet to an angle point;

Attachment A

THENCE: With the center of Mitchell Creek, the Northeast line of said 1030.122 Acre Tract , and continuing with the Southwest line of this tract as follows:

N 06° 32' 50" W 388.65 feet to an angle point;

N 33° 50' 24" W 291.33 feet to an angle point;

N 15° 07' 49" W 91.36 feet to an angle point;

N 23° 29' 36" E 64.39 feet to an angle point;

N 07° 17' 58" W 189.05 feet to an angle point;

N 04° 55' 54" W 175.26 feet to an angle point;

N 69° 51' 44" W 203.66 feet to an angle point;

N 80° 22' 10" W 113.60 feet to an angle point;

S 87° 56' 09" W 162.29 feet to an angle point;

N 69° 35' 00" W 108.59 feet to an angle point;

N 31° 07' 29" W 139.10 feet to an angle point;

N 03° 40' 23" E 125.75 feet to an angle point;

N 34° 32' 44" W 256.98 feet to an angle point;

N 69° 45' 02" W 114.85 feet to an angle point;

N 56° 59' 41" W 155.54 feet to an angle point;

N 59° 10' 51" W 450.07 feet to an angle point;

N 77° 41' 10" W 43.15 feet to an angle point;

N 50° 53' 48" W 110.81 feet to an angle point;

S 86° 52' 17" W 134.47 feet to an angle point;

N 71° 12' 12" W 96.28 feet to an angle point;

N 50° 16' 53" W 136.89 feet to an angle point;

N 31° 52' 27" W 222.57 feet to an angle point;

N 30° 08' 11" W 157.93 feet to an angle point;

N 50° 30' 00" W 132.82 feet to an angle point;

N 35° 27' 36" W 125.28 feet to an angle point;

N 51° 41' 07" W 287.10 feet to an angle point;

N 88° 35' 54" W 89.96 feet to an angle point;

N 22° 14' 06" W 272.73 feet to an angle point;

N 13° 36' 35" E 75.51 feet to an angle point;

N 28° 35' 56" W 148.88 feet to an angle point;

N 08° 23' 49" W 116.39 feet to an angle point;

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N 12° 10' 39" W 206.27 feet to an angle point;

N 14° 09' 59" E 96.88 feet to an angle point;

N 00° 07' 19" W 152.04 feet to an angle point;

N 13° 30' 15" W 139.24 feet to an angle point;

N 44° 49' 21" W 632.13 feet to an interior corner of said 1030.122 Acre Tract and the Southwest corner of this tract;

THENCE: N 33° 11' 18" E 286.71 feet in part with fence at 10.22 feet pass a 4" cedar post, continuing to a 3/4" iron pin set by a 10" creosote post for an interior corner of said 1030.122 Acre Tract and the Northwest corner of this tract;

THENCE: S 89° 07' 16" E 3936.06 feet with fence to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 27th day of August, 2014.

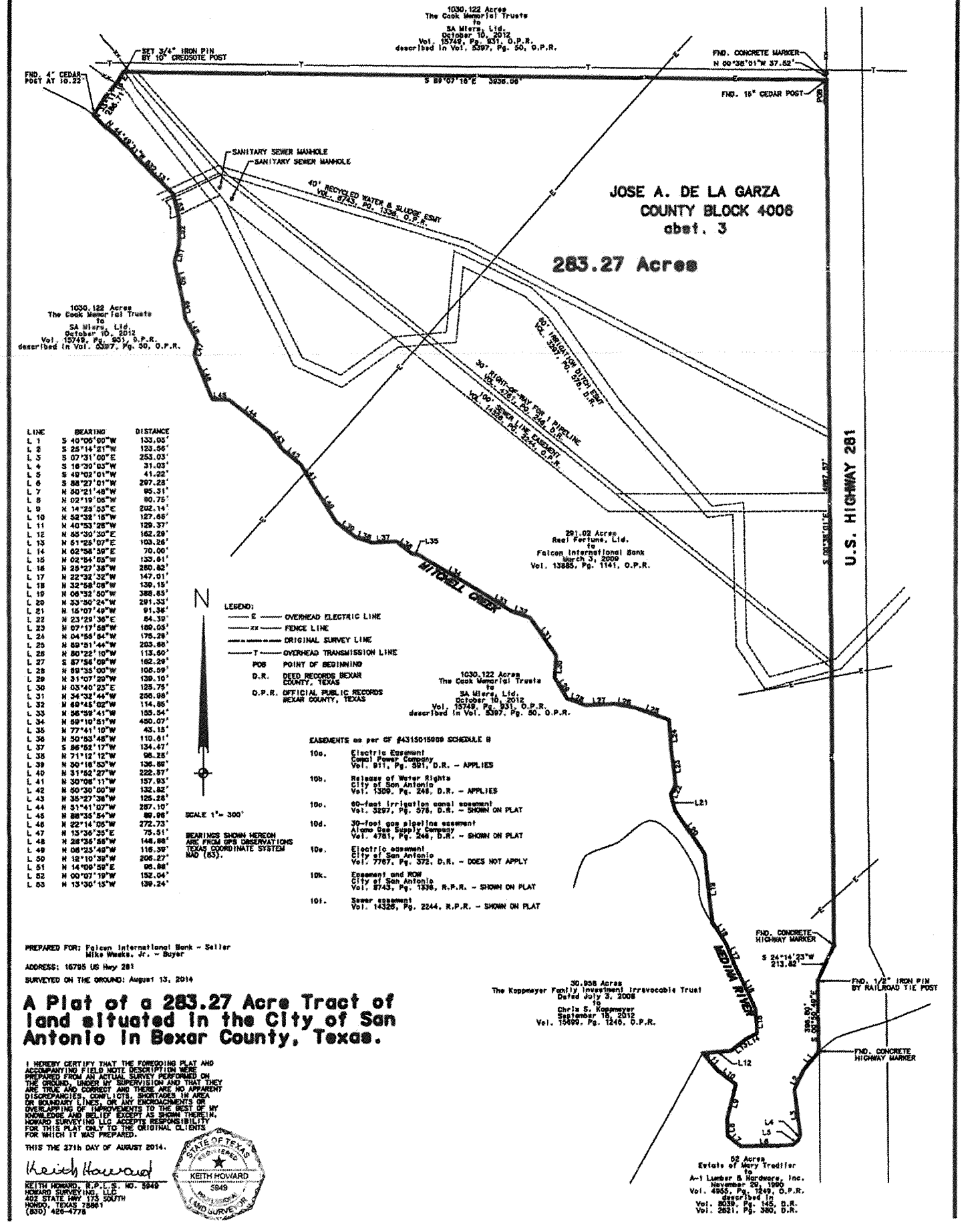
Keith Howard

STATE OF TEXAS
REGISTERED
KEITH HOWARD
5949
PROFESSIONAL
LAND SURVEYOR

Keith Howard, R.P.L.S. No. 5949
Howard Surveying, LLC
402 State Highway 173 South
Hondo, Texas 78861
(830) 426-4776

L2015254

BEXAR COUNTY, TEXAS



LINE	BEARING	DISTANCE
L 1	S 40°06'00"W	133.03'
L 2	S 25°14'21"W	123.56'
L 3	S 07°31'00"E	253.03'
L 4	S 16°30'03"W	31.03'
L 5	S 49°02'01"W	41.22'
L 6	S 88°27'01"W	297.28'
L 7	N 50°21'48"W	95.31'
L 8	N 02°19'06"W	80.75'
L 9	N 14°25'53"E	202.14'
L 10	N 52°32'15"W	127.68'
L 11	N 40°53'28"W	129.37'
L 12	N 85°30'30"E	162.29'
L 13	N 51°25'07"E	103.26'
L 14	N 62°58'39"E	70.00'
L 15	N 02°54'05"W	133.61'
L 16	N 25°27'38"W	280.82'
L 17	N 22°32'32"W	147.01'
L 18	N 32°58'08"W	139.15'
L 19	N 06°32'50"W	388.65'
L 20	N 33°50'24"W	291.33'
L 21	N 15°07'49"W	91.36'
L 22	N 23°29'38"E	84.39'
L 23	N 07°17'58"W	189.05'
L 24	N 04°55'54"W	175.29'
L 25	N 89°51'44"W	203.88'
L 26	N 80°22'10"W	113.60'
L 27	S 87°56'09"W	162.29'
L 28	N 89°35'00"W	105.59'
L 29	N 31°07'29"W	139.10'
L 30	N 03°40'23"E	125.79'
L 31	N 34°32'44"W	256.98'
L 32	N 69°45'02"W	114.85'
L 33	N 56°59'41"W	135.54'
L 34	N 69°18'51"W	450.07'
L 35	N 77°41'10"W	45.15'
L 36	N 50°53'48"W	110.61'
L 37	S 86°52'17"W	134.47'
L 38	N 71°12'12"W	98.28'
L 39	N 50°18'53"W	136.88'
L 40	N 31°52'27"W	222.87'
L 41	N 30°08'11"W	157.93'
L 42	N 50°30'00"W	132.82'
L 43	N 35°27'38"W	125.28'
L 44	N 51°41'07"W	287.10'
L 45	N 88°35'54"W	89.98'
L 46	N 22°14'05"W	272.73'
L 47	N 13°36'35"E	75.51'
L 48	N 28°36'58"W	148.88'
L 49	N 08°23'49"W	116.39'
L 50	N 12°10'39"W	205.27'
L 51	N 14°09'59"E	96.88'
L 52	N 00°07'19"W	152.04'
L 53	N 13°30'13"W	139.24'

LEGEND:

- E — OVERHEAD ELECTRIC LINE
- XX — FENCE LINE
- ORIGINAL SURVEY LINE
- T — OVERHEAD TRANSMISSION LINE
- POB — POINT OF BEGINNING
- D.R. — DEED RECORDS BEXAR COUNTY, TEXAS
- O.P.R. — OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

SCALE 1" = 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

EASEMENTS as per GF #4315015609 SCHEDULE B

10a. Electric Easement
Canal Power Company
Vol. 911, Pg. 391, D.R. - APPLIES

10b. Release of Water Rights
City of San Antonio
Vol. 1309, Pg. 246, D.R. - APPLIES

10c. 60-foot irrigation canal easement
Vol. 3297, Pg. 576, D.R. - SHOWN ON PLAT

10d. 30-foot gas pipeline easement
Alamo Gas Supply Company
Vol. 4761, Pg. 246, D.R. - SHOWN ON PLAT

10e. Electric easement
City of San Antonio
Vol. 7767, Pg. 372, D.R. - DOES NOT APPLY

10k. Easement and ROW
City of San Antonio
Vol. 8743, Pg. 1338, R.P.R. - SHOWN ON PLAT

10l. Sewer easement
Vol. 14326, Pg. 2244, R.P.R. - SHOWN ON PLAT

PREPARED FOR: Falcon International Bank - Seller
Mike Weeks, Jr. - Buyer

ADDRESS: 16795 US Hwy 281

SURVEYED ON THE GROUND: August 13, 2014

A Plat of a 283.27 Acre Tract of land situated in the City of San Antonio in Bexar County, Texas.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND THAT THEY ARE TRUE AND CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN. HOWARD SURVEYING LLC ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 27th DAY OF AUGUST 2014.

Keith Howard

KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING, LLC
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
(830) 426-4778

STATE OF TEXAS
REGISTERED
KEITH HOWARD
5949
PROFESSIONAL
LAND SURVEYOR