SG/cla
06/18/2015
Z-20

CASE NO. Z2015179

AN ORDINANCE 2015-06-18-0626

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 15.65 acres out of NCB 17726 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed 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 June, 28 2015.

PASSED AND APPROVED this 18th day of June 2015

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-20 (in consent vote: 72, 73, 74, Z2, Z5, Z6, Z7, P1, Z11, P2, Z12, Z13, Z14, Z17, P3, Z18, P4, Z19, Z20)**
Date:	06/18/2015
Time:	02:50:29 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015179 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 15.65 acres out of NCB 17726 located on a portion of the 17400 Block of Judson Road. 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				
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				

Z2015179

KFW SURVEYING

FIRM LICENSE NO. 10122300

FIELD NOTES FOR
A 15.65 ACRE TRACT

A 15.65 acre tract of land out of the L. Jones Survey No. 88, Abstract No. 375, County Block No. 4964 and the W.A. Arthur Survey No. 85, Abstract No. 836, County Block 5016, now in New City Block (N.C.B.) 17726, in the City of San Antonio, Texas, and being a remaining portion of a 101.76 acre tract of land described in Volume 16504 Page 307 of the Official Public Records of Bexar County, Texas and conveyed to Capital Foresight of record in Volume 12736 Page 1382 of the Official Public Records of Bexar County, Texas and GB Development, LLC, of record in Volume 16504 Page 307 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 with cap stamped "Ward 5811" in the southwest right-of-way line of Judson Road, a 100 foot right-of-way, for a southeast corner of Lot 1, Block 84, New City Block (N.C.B.) 17726 of the D.S.S.I. Store No. 1052 Subdivision, a plat of record in Volume 9562 Page 23 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the remaining portion of the 101.76 acre tract and the tract described herein, from which a found Texas Department of Transportation Type II right-of-way monument for the southwest corner of a cutback line at the intersection of the south right-of-way line of Loop 1604, a variable width right-of-way and the southwest right-of-way line of Judson Road, and for a northeast corner of Lot 1 bears, N30 °25' 37"W, a distance of 185.20 feet,

THENCE: S30° 25' 27"E, along and with the southwest right-of-way line of Judson Road, and the northeast line of the remaining portion of the 101.76 acre tract, at a distance of 205.32 feet, passing a found scribed "X" in concrete for the southeast corner of a 0.213 of an acre access easement of record in Volume 10912 Page 526 and Volume 15858 Page 1566 of the Official Public Records of Bexar County, Texas and continuing for a total distance of **1450.66 feet** to a set ½" iron rod with Blue Plastic Cap Stamped" KFW Surveying" for a point of curvature in the northwest right-of-way line of Knollcreek, an 86 foot wide right-of-way, of record in Volume 9560 Page 58 of the Deed and Plat Records of Bexar County, Texas, and the tract described herein;

THENCE: Departing the southwest right-of-way line of Judson Road and along and with the northwest right-of-way line of Knollcreek and the southeast line of the remaining portion of the 101.76 acre tract, the following two (2) courses:

1. With a curve to the right having an arc length of **39.34 feet**, a radius of **25.00 feet**, a delta angle of **90° 09' 13"** and a chord which bears **S14° 39' 10"W** a distance of **35.40 feet** to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for a point of tangency of the tract described herein, and
2. **S59° 43' 46"W,** a distance of **424.59 feet** to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the east corner of Lot 17, Block 83, N.C.B. 17726 of the Steubing Ranch Unit 11 Subdivision, a plat of record in Volume 9561 Pages 191-192 of the Deed and Plat Records of Bexar County, Texas and the southwest corner of the tract described herein;

THENCE: Departing the northwest right-of-way line of Knollcreek and along and with the northeast line Unit 11 of the Steubing Ranch Subdivision, the northeast line of Steubing ranch Unit 5 Subdivision, a plat of record in Volume 9559 Page 210 of the Deed and Plat Records of Bexar County, Texas and the southwest line of the remaining portion of the 101.76 acre tract the following two (2) courses:

1. **N30° 25' 21" W,** at a distance of 15.00 feet, passing a found ½" iron rod for the southeast corner of Lot 32 and the northeast corner of Lot 17 of the Steubing Ranch Subdivision Unit 11 and continuing for a total distance of **1083.72 feet** to a found PK nail on top of a wood fence post for

the northeast corner of Lot 41 of the Steubing Ranch Subdivision Unit 5 and an interior corner of the tract described herein, and

2. **S89° 36' 48" W,** a distance of **112.29 feet** to a found ½" iron rod for the southeast corner of Lot 8, Block 84, N.C.B. 17726 of the Vantage At Judson Subdivision, a plat of record in Volume 9649 Page 211 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of Lot 40 of the Steubing Ranch Subdivision Unit 5 Subdivision, a southwest corner of the remaining portion of the 101.76 acre tract and the tract described herein;

THENCE: **N00° 06' 49"W,** along and with the southeast line of Lot 8 and a northwest line of the remaining portion of the 101.76 acre tract, a distance of **521.29 feet** to a found ½" iron rod with cap stamped "Ward 5811" in the south line of Lot 1 of the D.S.S.I. Store No. 1052 Subdivision, for a northeast exterior corner of Lot 8, the northwest corner of the remaining portion of the 101.76 acre tract and the tract described herein, from which a found ½" iron rod with cap stamped "Ward 5811"for an interior corer of Lot 8 and the southwest corner of Lot 1, bears S88° 26' 00"W, a distance of 39.18 feet;

THENCE: Along and with the south line of Lot 1 and the north line of the remaining portion of the 101.76 acre tract, the following two (2) courses:

1. **N88° 26' 00"E,** a distance of **239.16 feet** to a found ½" iron rod with cap stamped "Ward 5811" for an interior angle of the tract described herein, and
2. **N59° 34' 52"E,** a distance of **74.28 feet** to the **POINT OF BEGINNING** and containing 15.65 acres, more or less, situated in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. The basis of bearings is the State Plane Coordinate System established for the Texas South Central Zone 4204, North American Datum (NAD) of 1983(2011).

Job No.:	15-025
Prepared by:	KFW Surveying
Date:	March 10, 2015
File:	S:\Draw 2015\15-025 15 Acres Judson Road\DOCS\Field Notes 15.65Acres

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6526
PROFESSIONAL
LAND SURVEYOR

3/10/2015