SG/cla
04/03/2014
Z-3

CASE NO. Z2014076

AN ORDINANCE 2014-04-03-0214

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 61.9746 acres out of NCB 17699 and NCB 16554 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-5 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 13, 2014.

PASSED AND APPROVED this 3rd day of April 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	**Z-3 (in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-4)**
Date:	04/03/2014
Time:	02:15:04 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014076 (District 2): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 61.9746 acres out of NCB 17699 and NCB 16554, portions of the 6600 Block of North Graytown Road. Staff and Zoning Commission recommend approval. (Associated Plan Amendment # 14024)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

NOTES
1.BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.

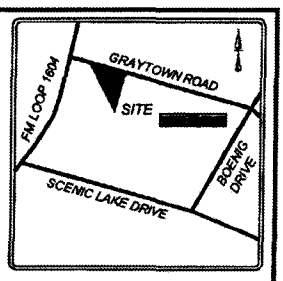
3. "THIS DOCUMENT PREPARED UNDER 22 TAC SUBSECTION 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

FIR = FOUND 1/2" IRON ROD
FIP = FOUND 1" IRON PIPE
FIR KFW = FOUND 1/2" IRON ROD WITH KFW CAP

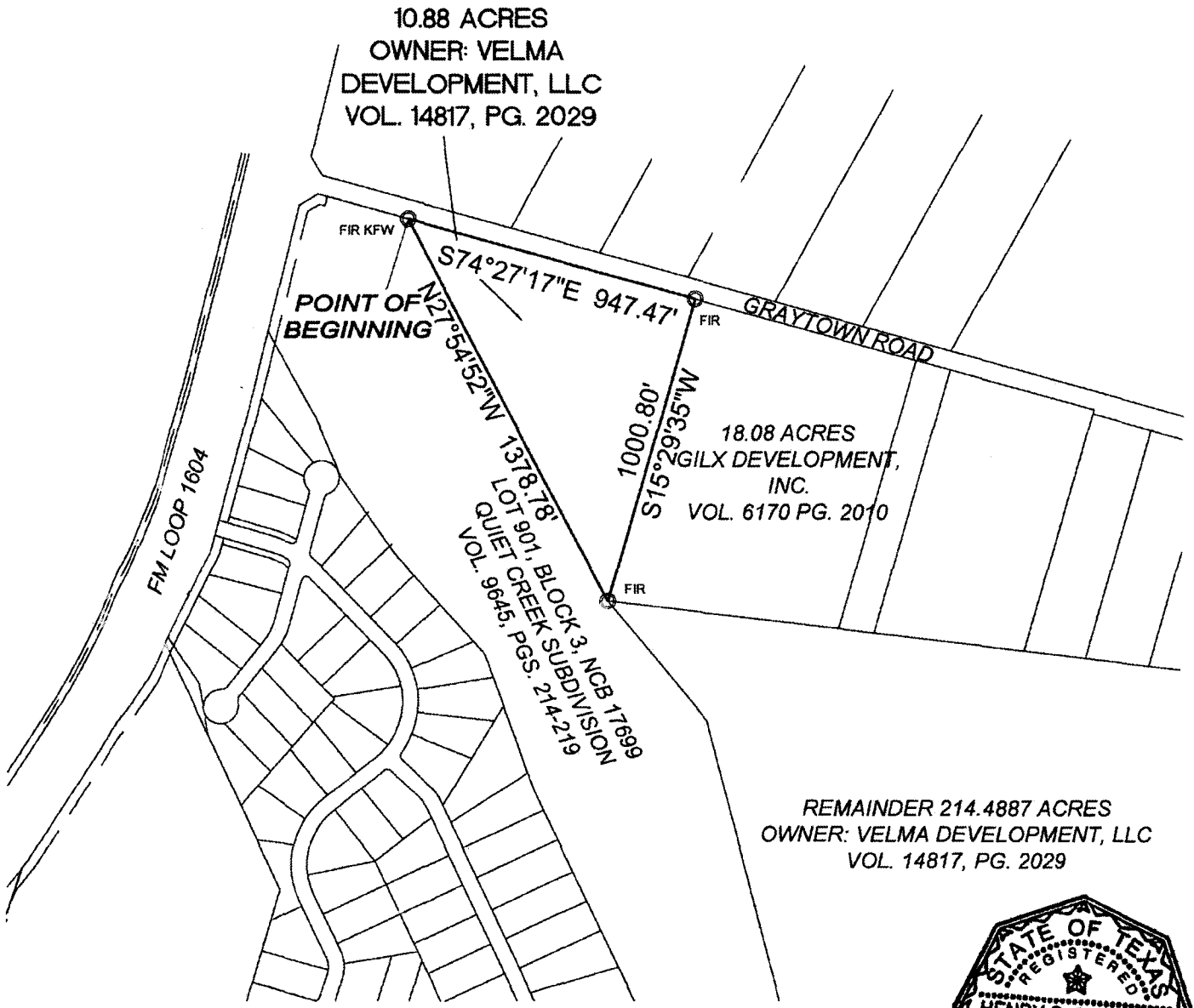
Z2014076

SCALE : 1"=500'

0' 500'



LOCATION MAP
NOT-TO-SCALE



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

1-8-14

ZONING EXHIBIT OF

A 10.88 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE J.F. SHEPHERD SURVEY NO. 314, ABSTRACT 678 IN NEW CITY BLOCK (NCB) 16554 AND BEING OUT OF THE REMAINDER OF A 214.4887 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817, PAGE 2029 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Texas Society of Professional Surveyors

KFW ENGINEERS & SURVEYING
14803 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441
FIRM LICENSE NO. 10122300

10.88 ACRE ZONING TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY TEXAS

REVISIONS:	ISSUE DATE:

JOB NO.	10-137		
DATE	01/02/2014	DESIGNER:	TC
DRAWN:	TC	CHECKED:	TC

SHEET: 1 OF 1

UPDATED: JOB: 10-137 XREF: 10-137 Quiet Creek 3510-137.dwg
File: S:\Draw 2010\10-137 Quiet Creek 3510-137.dwg

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ATTACHMENT A

Z2014076
From "C-2CD" & "C-3"
To "R-5"

KFW SURVEYING

FIRM LICENSE NO. 10122300

FIELD NOTES
FOR
10.88 ACRES

A 10.88 acre tract of land in the City of San Antonio, Bexar County, Texas, out of the J.F. Shepherd Survey No. 314, Abstract 678 in New City Block (NCB) 16554 and being out of the remainder of a 214.4887 acre tract conveyed to Velma Development, LLC by special warranty deed recorded in Volume 14817, Page 2029 of the Official Public Records of Bexar County, Texas. Said 10.88 acres being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas State Plane South Central Zone:

BEGINNING: At a found ½" iron rod with blue plastic cap stamped KFW Surveying on the south line of Graytown Road for the most easterly north corner of Lot 901, Block 3, NCB 17699, Quiet Creek Subdivision, recorded in Volume 9645 Pages 214-219 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the tract described herein;

THENCE: S 74°27'17" E, a distance of 947.47 feet, along an with the south line of Graytown Road and north line of the 214.4887 acres, to a found ½" iron rod for a north corner of the 214.4887 acres, the northwest corner of the 18.08 acres conveyed to GILX Development, Inc. in special warranty deed recorded in Volume 6170 Page 2010 of the Real Property Records of Bexar County, Texas and the northeast corner of the tract described herein;

THENCE: S 15°29'35" W, a distance of 1000.80 feet, departing the south line of Graytown Road, along and with north line of the 214.4887 acres and west line of the 18.08 acres, to a found ½" iron rod on the east line of Lot 901 for a north corner of the 214.4887 acres, the southwest corner of the 18.08 acres and the southeast corner of the tract described herein;

THENCE: N 27°54'52" W, a distance of 1378.78, on the east line of Lot 901, to the **POINT OF BEGINNING** and containing 10.88 acres, more or less, 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.:	10-137
DATE:	January 2, 2014
DOC. ID:	S:\Draw 2010\10-137 Quiet Creek\DOCS\10.88AC REZONING TRACT.doc

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

1-8-14

NOTES
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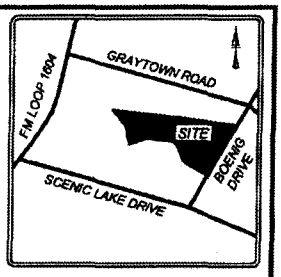
FIP = FOUND 1" IRON PIPE
FIR KFW = FOUND 1/2" IRON ROD WITH KFW CAP

Z2014076

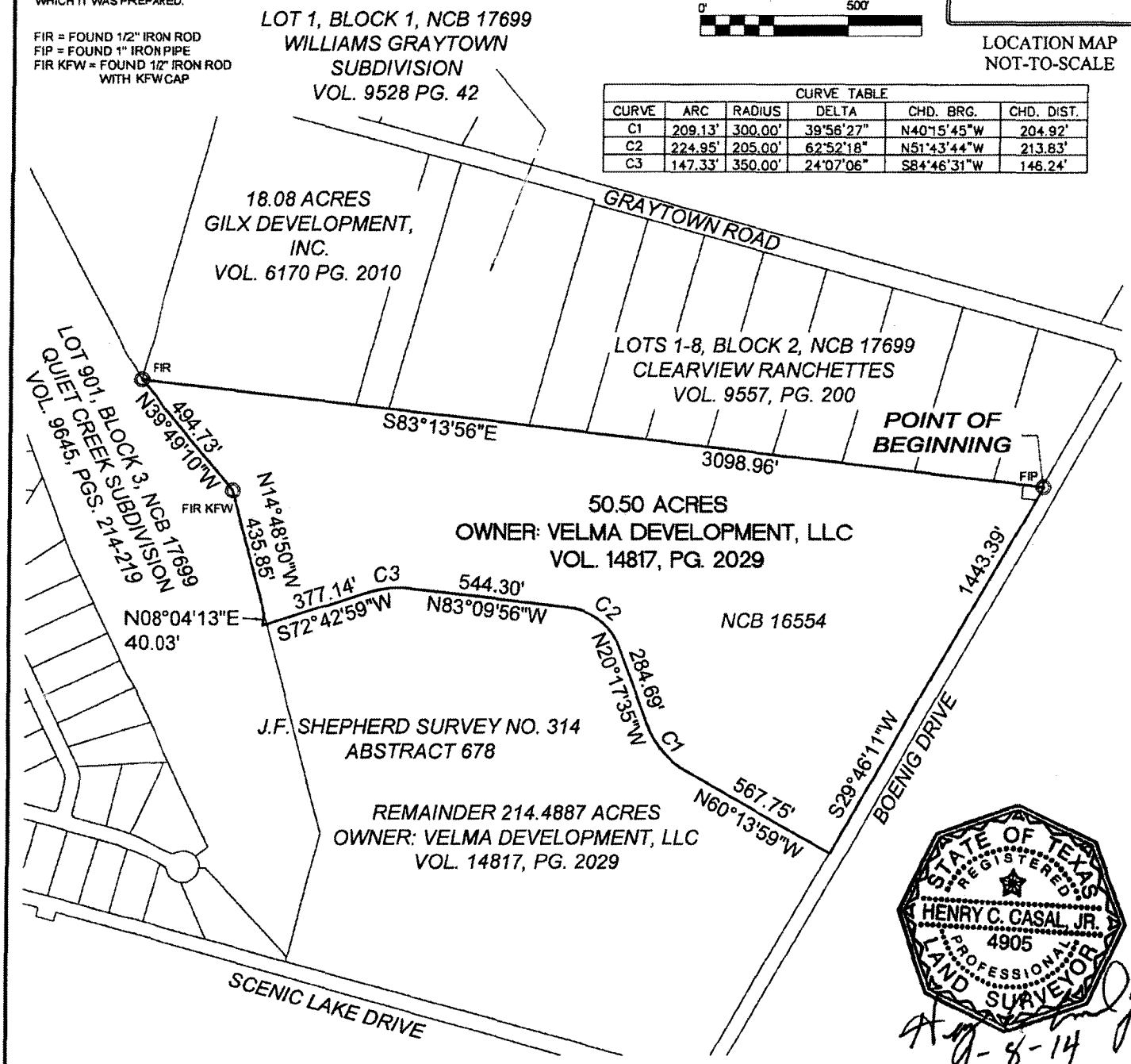
SCALE : 1"=500'

0' 500'



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHD. BRG.	CHD. DIST.
C1	209.13'	300.00'	39°56'27"	N40°15'45"W	204.92'
C2	224.95'	205.00'	62°52'18"	N51°43'44"W	213.83'
C3	147.33'	350.00'	24°07'06"	S84°46'31"W	146.24'



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

8-14

ZONING EXHIBIT OF

A 50.50 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE J.F. SHEPHERD SURVEY NO. 314, ABSTRACT 678, NEW CITY BLOCKS 16554 AND 17699 AND BEING OUT OF THE REMAINDER OF A 214.4887 ACRE TRACT CONVEYED TO VELMA DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817, PAGE 2029 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING A PORTION OF LOT 901, BLOCK 3, NCB 17699, QUIET CREEK SUBDIVISION, RECORDED IN VOLUME 9645, PAGES 214-219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Texas Society of Professional Surveyors
MEMBER

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SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441
FIRM LICENSE NO. 10122300

50.50 ACRE ZONING TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY TEXAS

REVISIONS:	ISSUE DATE:

JOB NO.	10-137		
DATE	01/02/2014	DESIGNER:	TC
DRAWN:	TC	CHECKED:	TC

SHEET: 1 OF 1

Date: Jan 08, 2014, 10:35am User ID: tcasal
File: S:\Draw 2010\10-137 Quiet Creek\137u-137.dwg

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Z2014078
From "MF-33" & "R-6"
To "R-5"

KFW SURVEYING

FIRM LICENSE NO. 10122300

FIELD NOTES
FOR
50.50 ACRES

A 50.50 acre tract of land in the City of San Antonio, Bexar County, Texas out of the J.F. Shepherd Survey No. 314, Abstract 678, New City Blocks (NCB) 16554 and 17699 and being out of the remainder of a 214.4887 acre tract conveyed to Velma Development, LLC by special warranty deed recorded in Volume 14817, Page 2029 of the Official Public Records of Bexar County, Texas and also being a portion of Lot 901, Block 3, NCB 17699, Quiet Creek Subdivision, recorded in Volume 9645, Pages 214-219 of the Deed and Plat Records of Bexar County, Texas. Said 50.50 acres being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas State Plane South Central Zone:

BEGINNING: At a found 1" pipe on the west right-of-way line of Boenig Drive, for the northeast corner of the 214.4887 acres and the tract described herein;

THENCE: S 29°46'11" W, a distance of 1443.39 feet, along and with the west line of Boenig Drive to a point for the southeast corner of the tract described herein;

THENCE: Departing the west line of Boenig Drive and into and across the 214.4887 acres the following courses and distances:

1. N 60°13'59" W, a distance of 567.75 feet to a point of curvature;
2. With a curve to the right, having an arc of 209.13 feet, a radius of 300.00 feet, a delta of 39°56'27" and a chord bears N 40°15'45" W, a distance of 204.92 feet to a point of tangency,
3. N 20°17'35" W, a distance of 284.69 feet to a point of curvature,
4. With the curve to the left, having an arc of 224.95 feet, a radius of 205.00 feet, a delta of 62°15'18" and a chord bears N 51°43'44" W, a distance of 213.83 feet to a point of tangency,
5. N 83°09'56" W, a distance of 544.30 feet to a point of curvature,
6. With the curve to the left, having an arc of 147.33 feet, a radius of 350.00 feet, a delta of 24°07'06" and a chord bears S 84°46'31" W, a distance of 146.24 feet to a point of tangency,

THENCE: S 72°42'59" W, continuing across the 214.4887 acre tract, at a distance of 361.56 feet crossing the east line of Lot 901 and continuing into and across Lot 901 for a total distance of 377.14 feet to the southwest corner of the tract described herein,

THENCE: N 08°04'13" E, a distance of 40.03 feet, continuing into and across Lot 901 to a point of intersection with the east line of Lot 901,

THENCE: N 14°48'50" W, a distance of 435.85 feet, on the east line of Lot 901, to a found ½" iron rod with blue plastic cap stamped KFW Surveying for an east corner of Lot 901,

THENCE: N 39°49'10" W, a distance of 494.73 feet, continuing on the east line of Lot 901, to a found ½" iron rod for an interior corner in the north line of the 214.4887 acres, the southwest corner of an 18.08 acre tract conveyed to GILX Development, Inc, of record in Volume 6170 Page 2010 of the Real Property Records of Bexar County, Texas and the northwest corner of the tract described herein,

THENCE: S 83°13'56" E, a distance of 3098.96 feet, along and with the north line of the 214.4887 acres, the south line of the 18.08 acres, the south line of Lot 1, Block 1, NCB 17699 of the Williams Graytown Subdivision recorded in Volume 9528 Page 42 of the Deed and Plat Records of Bexar County, Texas and the south line of Lots 1-8, Block 2, NCB 17699 of the Clearview Ranchettes Subdivision recorded in Volume 9557 Page 200 of the Deed and Plat Records of Bexar County, Texas, to the **POINT OF BEGINNING** and containing 50.50 acres, more or less, in the City of San Antonio, Bexar County, Texas.

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PREPARED BY: KFW Surveying
JOB NO.: 10-137
DATE: January 2, 2014
DOC. ID: S:\Draw 2010\10-137 Quiet Creek\DOCS\50.50AC REZONING TRACT.doc

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HENRY C. CASAL, JR.
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1-8-14

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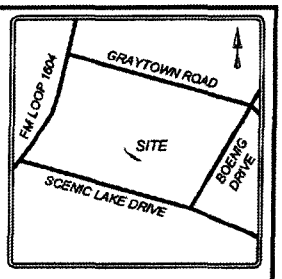
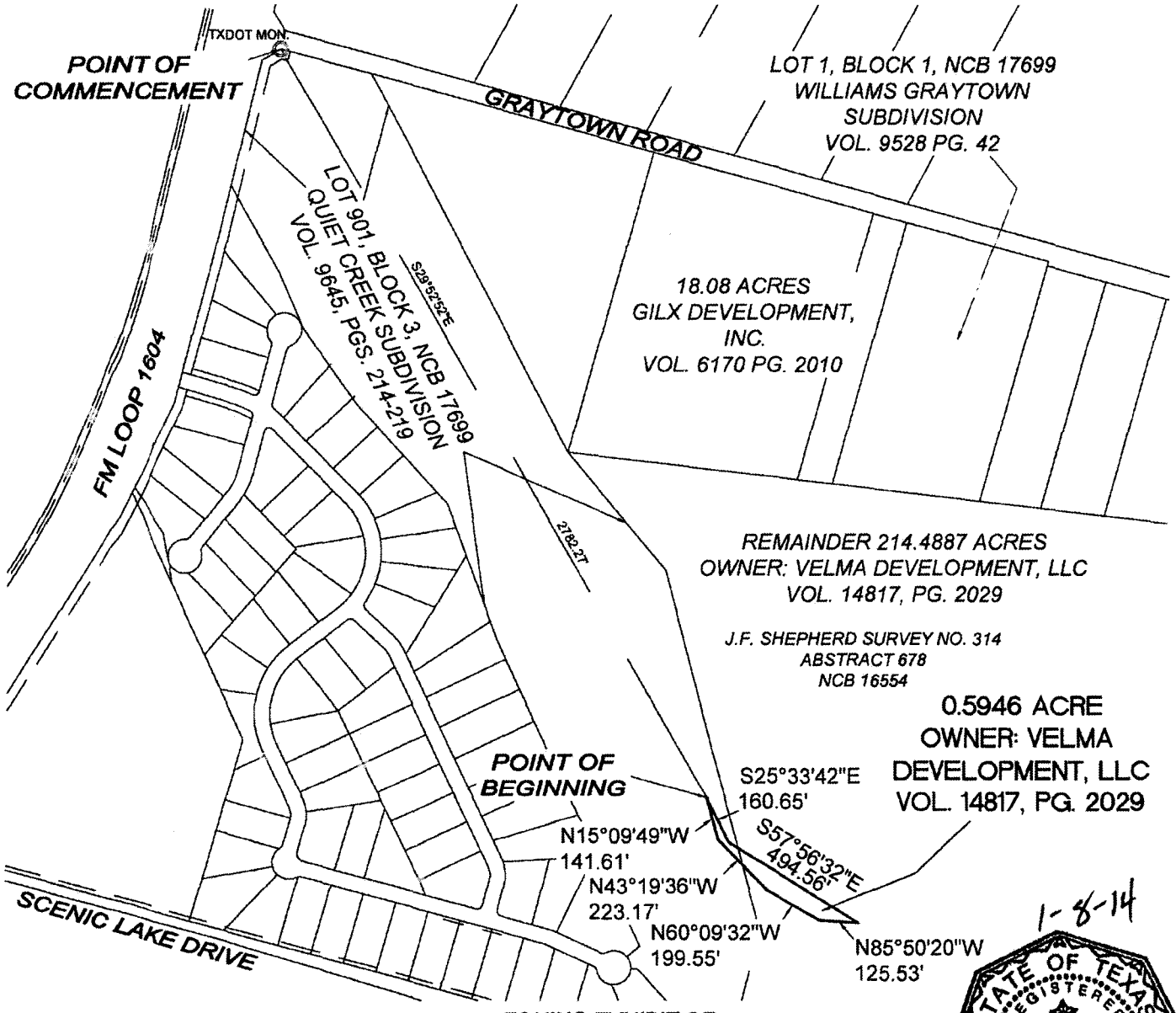


LOCATION MAP
NOT-TO-SCALE



1-8-14

STATE OF TEXAS
REGISTERED
HENRY C. CASAL, JR.
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ZONING EXHIBIT OF

A 0.5946 OF AN ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE J.F. SHEPHERD SURVEY NO. 314, ABSTRACT 678, NEW CITY BLOCKS (NCB) 16554 AND 17699 AND BEING OUT OF THE REMAINDER OF A 214.4887 ACRE TRACT, CONVEYED TO VELMA DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14817 PAGE 2029 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING A PORTION OF LOT 901, BLOCK 3, NCB 17699, QUIET CREEK SUBDIVISION RECORDED IN VOLUME 9645 PAGES 214-219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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0.5946 ACRE ZONING TRACT
CITY OF SAN ANTONIO,
BEXAR COUNTY TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 10-137	
DATE 01/02/2014 DESIGNER TC	SHEET: 1 OF 1
DRAWN TC CHECKED TC	

Date: Jan 08, 2014, 10:33am User ID: tcasal
File: S:\Draw 2010\10-137 Quiet Creek\3510-137.dwg

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Z2014076
From "MF-33"
To "R-5"

KFW SURVEYING

FIRM LICENSE NO. 10122300

FIELD NOTES
FOR
0.5946 OF AN ACRE

A 0.5946 of an acre tract of land in the City of San Antonio, Bexar County, Texas out of the J.F. Shepherd Survey No. 314, Abstract 678, New City Blocks (NCB) 16554 and 17699 and being out of the remainder of a 214.4887 acre tract, conveyed to Velma Development, LLC by special warranty deed recorded in Volume 14817 Page 2029 of the Official Public Records of Bexar County, Texas and also being a portion of Lot 901, Block 3, NCB 17699, Quiet Creek Subdivision recorded in Volume 9645 Pages 214-219 of the Deed and Plat Records of Bexar County, Texas. Said 0.5946 of an acre being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas State Plane South Central Zone:

COMMENCING: At a found TxDOT Type 3 concrete monument called for in record deed at the north flare corner at the intersection of the east right of way line F.M. Loop 1604 and the south right of way line of Graytown Road for the most northerly north corner of Lot 901,

THENCE: S 29°52'52" E, a distance of 2782.27 feet, over and across Lot 901, to the **POINT OF BEGINNING** and north corner of the tract described herein;

THENCE: Into and across Lot 901 and the 214.4887 acres the following courses and distances:

1. S 25°33'42" E, a distance of 160.65 feet to an angle point,
2. S 57°56'32" E, at a distance of 36.42 feet crossing the east line of Lot 901 and continuing into the 214.4887 acres for a total distance of 494.56 feet to the southeast corner of the tract described herein,
3. N 85°50'20" W, a distance of 125.53 feet to an angle point,
4. N 60°09'32" W, a distance of 199.55 feet to an angle point,
5. N 43°19'36" W, at a distance of 110.07 feet crossing the west line of Lot 901 and continuing into Lot 901 for a total distance of 223.17 feet to an angle point,

THENCE: N 15°09'49" W, a distance of 141.61 feet, continuing across Lot 901, to the **POINT OF BEGINNING** and containing 0.5946 of an acre, more or less, in the City of San Antonio, Bexar County, Texas.

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