SG/cla
12/03/2015
Z-4

CASE NO. Z2015302

AN ORDINANCE 2015-12-03-1035

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 18.117 acres out of NCB 11379 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" 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 December 13, 2015.

PASSED AND APPROVED this 3rd day of December, 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 Susan Dunn

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4 (in consent vote: 28, Z-1, P-1, Z-2, P-2, Z-4, P-3, Z-5, Z-8)**
Date:	12/03/2015
Time:	02:07:46 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015302 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15085)
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

Z2015302

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

18.117 ACRES
ZONING DESCRIPTION
BEXAR COUNTY, TEXAS

A DESCRIPTION OF 18.117 ACRES (APPROXIMATELY 789,195 SQ. FT.) OUT OF THE I.&G. N. RR. CO. SURVEY NO. 1, ABSTRACT NO. 937, AND THE C.L. OWENS SURVEY NO. 73, ABSTRACT NO. 565, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 5, ROSEMONT AT ACME SUBDIVISION, N.C.B. 11379, RECORDED IN BOOK 9563, PAGE 84 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO BETHEL UNITED METHODIST CHURCH IN A DEED WITHOUT WARRANTY WITH VENDOR'S LIEN DATED JULY 3, 2003 AND RECORDED IN VOLUME 10135, PAGE 1216 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, SAID 18.117 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with "BPI" cap found in the west right-of-way line of S Acme Road (right-of-way width varies), being the southeast corner of a 14.83 acre tract, conveyed to Van Overborg Family Limited Partnership, recorded in Volume 13621, Page 2223 of the Deed Records of Bexar County, Texas, being a portion of Tract 9, Block 4, Cable Ranch Subdivision, N.C.B. 11379, recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, from which a 1/2" rebar found at the northeast corner of said Tract 9, bears North 00°28'28" East, a distance of 596.98 feet;

THENCE South 89°46'06" West with the south line of said Tract 9, a distance of 5.00 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of S Acme Road, being the northeast corner of said Lot 1 and the **POINT OF BEGINNING,** and the northeast corner hereof;

THENCE South 00°05'37" West, with the west right-of-way of said S Acme Road and the east line of said Lot 1, a distance of 621.94 feet to a 1/2" rebar with "BPI" cap found for the southeast corner hereof, being in the east line of said Lot 1, same being the northeast corner of a 16.399 acre tract, described in Volume 11073, Page 503 of the Deed Records of Bexar County, Texas, from which a 1/2" rebar with "BPI" cap found in the west line of said S Acme Road, same being the east line of the 16.399 acre tract, bears South 00°12'37" West, a distance of 151.20 feet, and from which a 1/2" rebar with "BPI" cap found, bears North 89°46'06" East, a distance of 5.00 feet;

THENCE with the north line of the 16.399 acre tract, over and across said Lot 1, the following two (2) courses and distances:

Attachment A

1. South 89°32'04" West, a distance of 512.36 feet to a 1/2" rebar with "BPI" cap found;

2. South 89°43'03" West, a distance of 549.29 feet to a calculated point, for the southwest corner hereof, from which a nail in concrete found, bears South 89°43'11" West, a distance of 148.34 feet;

THENCE continuing over and across said Lot 1 the following three (3) courses and distances:

1. with a curve to the left, having a radius of 1425.86 feet, a delta angle of 06°07'56", an arc length of 152.61 feet, and a chord which bears North 49°19'07" West, a distance of 152.54 feet to a 1/2" rebar with "Chaparral" cap set;

2. North 51°20'02" West, a distance of 56.24 feet to a 1/2" rebar with "Chaparral" cap set;

3. North 17°45'36" West, a distance of 513.12 feet to a 1/2" rebar with "Chaparral" cap set in the north line of said Lot 1, being in the south line of a 11.677 acre tract, conveyed to Cindy Lynn Thienpont Stein, Donna K Thienpont Smith, Alidor Daniel Thienpont, Cheryl Ann Thienpont and Carol Ann Thienpont, recorded in Volume 13636, Page 1147, of the Deed Records of Bexar County, Texas, being a portion of Tract 6, Block 4, West Commerce Farm Tracts, N.C.B. 11379, recorded in Volume 2007, Page 616 of the Deed and Plat Records of Bexar County, Texas for the northwest corner hereof;

THENCE North 89°46'06" East, in part with the south line of said Tract 6, in part with the south line of a 2 acre tract conveyed the Van Overborg Family Trust Limited Partnership, recorded in Volume 13621, Page 2226 of the Deed Records of Bexar County, Texas, being a portion of Tract 10, Block 4, of said Cable Ranch Subdivision, and in part with the south line of said Tract 9, a distance of 1378.75 feet to the **POINT OF BEGINNING**, containing 18.117 acres of land, more or less.

Surveyed on the ground September 8, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 562-039-ZN1.

09/10/15

Paul L. Easley
Registered Professional Land Surveyor
State of Texas No. 4432
TBPLS Firm No. 10124500

STATE OF TEXAS
REGISTERED
PAUL L. EASLEY
4432
PROFESSIONAL
LAND SURVEYOR

Z2015302

SKETCH TO ACCOMPANY A DESCRIPTION OF 18.117 ACRES (APPROXIMATELY 789,195 SQ. FT.) IN THE I.&G. N. RR. CO. SURVEY NO. 1, ABSTRACT NO. 937, AND THE C.L. OWENS SURVEY NO. 73, ABSTRACT NO. 565, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 5, ROSEMONT AT ACME SUBDIVISION, N.C.B. 11379, RECORDED IN BOOK 9563, PAGE 84 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO BETHEL UNITED METHODIST CHURCH IN A DEED WITHOUT WARRANTY WITH VENDOR'S LIEN DATED JULY 3, 2003 AND RECORDED IN VOLUME 10135, PAGE 1216 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- ● 1/2" REBAR FOUND
- ●BPI 1/2" REBAR WITH "BPI" CAP FOUND
- ⊠ NAIL IN CONC. FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'06"W	5.00'
L2	N89°46'06"E	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1425.86'	6°07'56"	152.61'	N49°19'07"W	152.54'

STATE OF TEXAS
REGISTERED
PAUL L. EASLEY
4432
PROFESSIONAL
LAND SURVEYOR

09/10/15

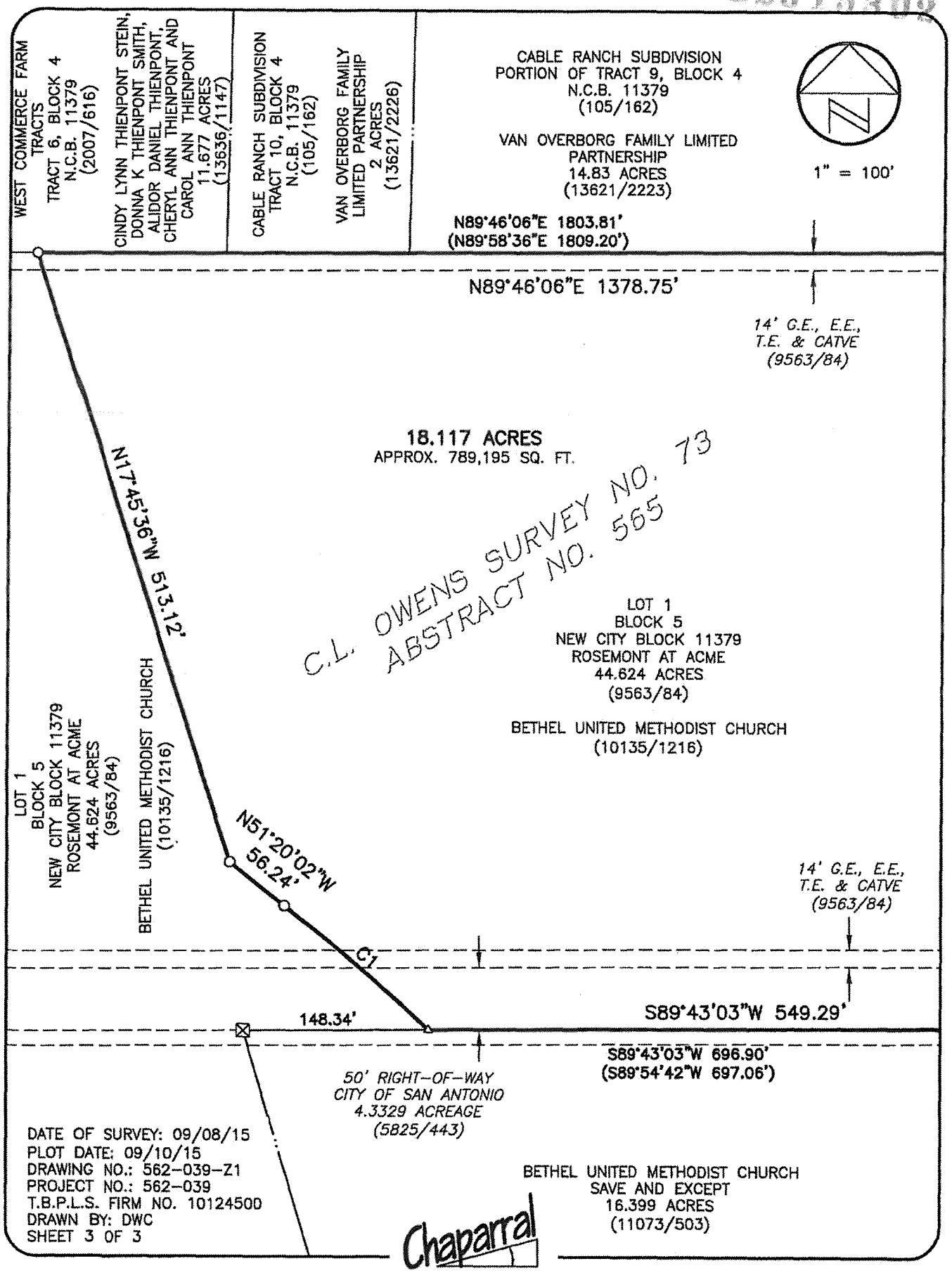
DATE OF SURVEY: 09/08/15
PLOT DATE: 09/10/15
DRAWING NO.: 562-039-Z1
PROJECT NO.: 562-039
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 1 OF 3

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

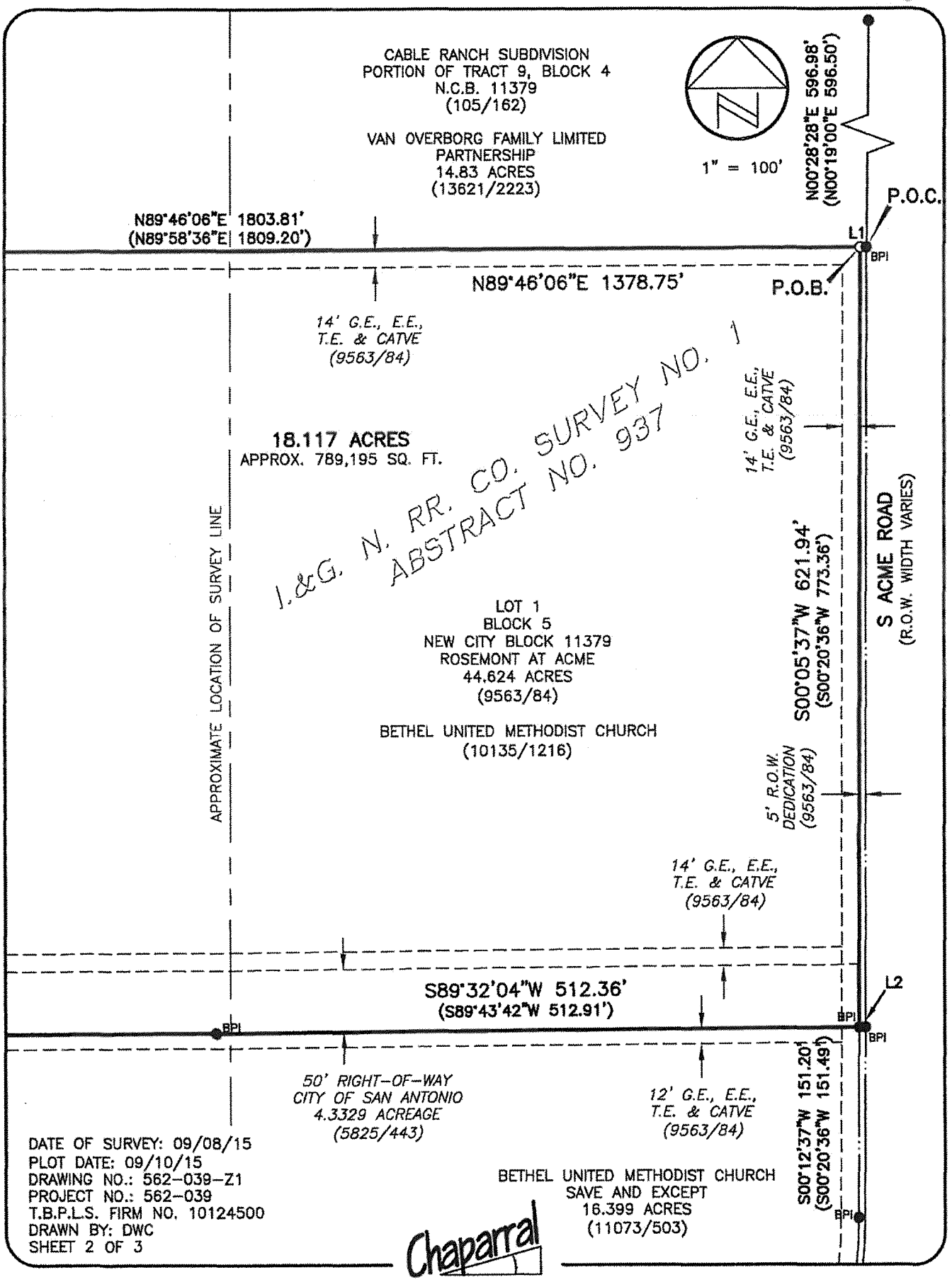
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 562-039-Z1

Chaparral

Z2015302


WEST COMMERCE FARM TRACTS
TRACT 6, BLOCK 4
N.C.B. 11379
(2007/616)
CINDY LYNN THIENPONT STEIN, DONNA K THIENPONT SMITH, ALIDOR DANIEL THIENPONT, CHERYL ANN THIENPONT AND CAROL ANN THIENPONT
11.677 ACRES
(13636/1147)
CABLE RANCH SUBDIVISION
TRACT 10, BLOCK 4
N.C.B. 11379
(105/162)
VAN OVERBORG FAMILY LIMITED PARTNERSHIP
2 ACRES
(13621/2226)
CABLE RANCH SUBDIVISION
PORTION OF TRACT 9, BLOCK 4
N.C.B. 11379
(105/162)
VAN OVERBORG FAMILY LIMITED PARTNERSHIP
14.83 ACRES
(13621/2223)
N
1" = 100'
N89°46'06"E 1803.81'
(N89°58'36"E 1809.20')
N89°46'06"E 1378.75'
14' G.E., E.E., T.E. & CATVE
(9563/84)
18.117 ACRES
APPROX. 789,195 SQ. FT.
C.L. OWENS SURVEY NO. 73
ABSTRACT NO. 565
N17°45'36"W 513.12'
LOT 1
BLOCK 5
NEW CITY BLOCK 11379
ROSEMONT AT ACME
44.624 ACRES
(9563/84)
BETHEL UNITED METHODIST CHURCH
(10135/1216)
LOT 1
BLOCK 5
NEW CITY BLOCK 11379
ROSEMONT AT ACME
44.624 ACRES
(9563/84)
BETHEL UNITED METHODIST CHURCH
(10135/1216)
N51°20'02"W
56.24'
C1
14' G.E., E.E., T.E. & CATVE
(9563/84)
148.34'
S89°43'03"W 549.29'
S89°43'03"W 696.90'
(S89°54'42"W 697.06')
50' RIGHT-OF-WAY
CITY OF SAN ANTONIO
4.3329 ACREAGE
(5825/443)
BETHEL UNITED METHODIST CHURCH
SAVE AND EXCEPT
16.399 ACRES
(11073/503)
DATE OF SURVEY: 09/08/15
PLOT DATE: 09/10/15
DRAWING NO.: 562-039-Z1
PROJECT NO.: 562-039
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 3 OF 3
Chaparral

Z2015302



DATE OF SURVEY: 09/08/15
PLOT DATE: 09/10/15
DRAWING NO.: 562-039-Z1
PROJECT NO.: 562-039
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 2 OF 3