SG/cla
08/06/2015
Z-27

CASE NO. Z2015208

AN ORDINANCE 2015-08-06-0678

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 8.701 acres out of NCB 34719 from "R-6 MSAO-1 MLOD" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District to "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Military Lighting Overlay District on 4.532 acres and to "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District on 4.169 acres.

SECTION 2. A description of the properties 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 August 16, 2015.

PASSED AND APPROVED this 6th day of August 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-27 (in consent vote: Z-4, P-2, Z-8, Z-9, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, P-3, Z-19, Z-20, Z-21, Z-22, Z-23, Z-24, P-4, Z-26, P-5, Z-27, P-6, Z-28, Z-30, Z-31)**
Date:	08/06/2015
Time:	02:09:30 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015208 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District to "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Military Lighting Overlay District on 4.53 acres out of NCB 34719 and "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District on 4.171 acres out of NCB 34719 located at the 19300 Block of Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #15050)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			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				

Z2015208

EXHIBIT 'A'
Metes & Bounds
4.532 Acre Tract C-2
July 27, 2015

Being 4.532 acres of land out of an 8.701 acre, Lot P-1A, NCB 34719, and being that same 8.8 acre tract as described in Volume 8511, Page 238, of the Real Property Records of Bexar County, Texas, and being part of that certain 21.482 acre tract as described in a deed from Kathleen E. Herren to Linda K. Herren, Deborah A. Rhyne and Janice E. Pancher described in Volume 1214, Page 257, of the Real Property Records of Bexar County Texas; said 8.701 acres being described by metes and bounds as follows:

Beginning: at a found 1/2" iron rod at the intersection of the Southeast right-of-way line of Heurmann Road (variable width right-of-way) and the Northeast right-of-way line of Babcock Road (86' right-of-way) as described in deed recorded in Volume 1748, Page 229, of the Real Property Records of Bexar County, Texas;

Thence: Along the Southeast right-of-way of Heurmann Road and generally along a barbed wire fence, the following course and distance:

North 44°10'57" East, 176.54 Feet, to a found 1/2" iron rod;

North 27°46'39" East, 293.64 Feet, to a found ½" iron rod for the most northerly corner of this tract being described herein:

Thence: Departing said right-of-way piecing the 8.701 acre tract the following course and distance;

South 62°12'27"East, 146.57 Feet to a point;

South 27°47'20" West, 287.48 Feet to a point;

South 31°06'30" East, 93.13 Feet to a point; and

South 62°12'31" East, 477.48 Feet to a point and a barbed wire fence on a southwest line of Lot 2, The Heights of Crown Ridge, Unit 1, Block 11, NCB 18333 recorded in Volume 9590 Page 124 of the Real Property Records of for Northeast corner of this tract being described herein;

Thence: Along said Southwesterly line of Lot 2 and generally along a barbed wire fence, the following course and distance:

South 20°02'25" West, 304.97 Feet, to a found 1/2" iron rod with a cap stamped "Jacob" on said Northeast right-of-way of Babcock Road for the most Southerly corner of this tract described herein;

North 30°30'11" West, 26.45 Feet, to a found 1/2" iron rod and a tangent point of a curve to the left having an arc length of 485.24 Feet, a Radius of 817.51 Feet, with a Delta Angle of 34°00'30", a Course of 47°51'58" and a Chord of 478.15 Feet, to a found 1/2" iron rod and a point of tangency;

North 64°45'02" West, 266.19 Feet, to a found 1/2" iron rod, at the cutback of the intersection of Babcock Road and Heurmann Road; and

North 10°37'42" West, 69.21 feet, to the **POINT OF BEGINNING**, containing 4.532 acres of land, more or less.

Gaylord E. Reaves
R.P.L.S. No. 3501
GE Reaves Engineering, Inc.
Firm No. 101337
FN35203 Tract C-2_R1

Attachment A

STATE OF TEXAS
REGISTERED
GAYLORD E. REAVES
3501
PROFESSIONAL
LAND SURVEYOR

7/28/15

Z2015208

EXHIBIT 'B'
Metes & Bounds
4.169 Acre Tract MF-18
July 27, 2015

Being 4.169 acres of land out of the 8.701 acre, Lot P-1A, NCB 34719, and, being the same 8.8 acre tract as described in Volume 8511, Page 238, of the Real Property Records of Bexar County, Texas, and being part of that certain 21.482 acre tract as described in a deed from Kathleen E. Herren to Linda K. Herren, Deborah A. Rhyne and Janice E. Pancher described in Volume 1214, Page 257, of the Real Property Records of Bexar County Texas; said 8.701 acres being described by metes and bounds as follows:

Commencing at a found 1/2" iron rod on the southeast Right-of-Way of Heurmann Road, variable ROW, at the most northerly corner of said 8.701 acre tract and the Southwest corner of a 12.000 acre tract of land as described in Volume 4499, Page 1465, of the Real Property Records of Bexar County, Texas;

Thence: South 62°12'27" East, 146.57 Feet generally along a barbed wire fence and the Southwest line of said 12.000 acre tract to a point for the northern corner of MF-18 for the **Beginning** of this tract being described herein;

Thence: South 62°12'27" East, 586.18 Feet to a found ½ iron rod on a Southwest line of Lot 2, The Heights of Crown Ridge, Unit 1 subdivision, as recorded in Volume 9590, Page 124, of the Real Property Records of Bexar County, Texas, said iron rod also being the Northeast corner of this tract being described herein;

Thence: Along said southwest line of Lot 2 and generally along a barbed wire fence, the following course and distance:

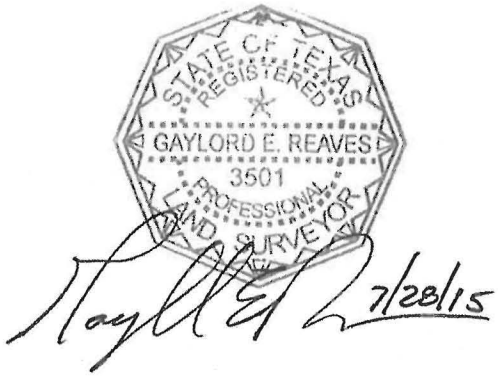
South 55°24'42" West, 127.73 Feet, to a found 1/2" iron rod;

South 20°02'25" West, 224.45 Feet, to a point for the south corner of this tract being described herein;

Thence: The following course and distances;

North 62°12'31" West, 477.48 Feet piercing the 8.701 acre tract to a point;

North 31°06'30" West, 93.13 Feet to a point;

North 27°47'20" East, 287.48 Feet to the **POINT OF BEGINNING** and containing 4.169 acres of land more or less.

Gaylord E. Reaves
R.P.L.S. No. 3501
GE Reaves Engineering, Inc.
Firm No. 101337
FN35203 Tract MF-18_R1