

AN ORDINANCE 2009-05-21-0441

**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 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 46.26 acres out of NCB 17189 and CB 4307 from "R-6" Residential Single Family District, "MF-33" Multi-Family District and "C-1" Light Commercial District to "MF-50 Multi-Family District (32.439 acres) and "C-3" General Commercial District (13.821 acres).

**SECTION 2.** A description of the property is attached as Exhibit "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 Planning and 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 May 31, 2009.

**PASSED AND APPROVED** this 21st day of May 2009.

*John Clapp*  
M A Y O R

ATTEST: *Leticia M. West*  
City Clerk

APPROVED AS TO FORM: *Jason Rubin*  
for City Attorney

<b>Agenda Item:</b>	<b>Z-8 ( in consent vote: P-1, Z-3, Z-8, P-3, Z-13, Z-15 )</b>						
<b>Date:</b>	05/21/2009						
<b>Time:</b>	06:51:19 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2009080 (District 4): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single Family District, "MF-33" Multi-Family District and "C-1" Light Commercial District to "MF-50 Multi-Family District (32.439 acres) and "C-3" General Commercial District (13.821 acres) on 46.26 acres out of NCB 17189 and CB 4307 located at 4917 and 4949 Ravenswood Drive and 9334 Ray Ellison Boulevard. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Phil Hardberger	Mayor	x					
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4		x			x	
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

A Metes and Bounds Description  
of 32.439 Acre Tract

**Z2009080**

Being a 32.439 acre tract out of the remainder of a 61.023 acre tract recorded in Volume 6756, Page 1767 of the Official Public Records of Real Property Records of Bexar County, Texas, Lot 21, Block 77 of the Lackland City Subdivision Unit 39-A recorded in Volume 8600, Page 214 of the Deed and Plat Records of Bexar County, Texas, and a portion of a Lot 1, Block 2 of the Air Force Village Assisted Living Facility recorded in Volume 9544, Page 89 of the Deed and Plat Records of Bexar County, Texas, being situated in New City Block 17189, in the City of San Antonio, Bexar County, Texas, said 32.439 acres being more particularly described as follows:

- BEGINNING:** at a found 1/2" iron rod with a cap marked "VICKREY." on the Northeasterly right-of-way line of Ray Ellison Drive, a 100-foot right-of-way as shown in the Liberty Village Subdivision recorded in Volume 9569, Page 125 of the Deed Records of Bexar County, Texas, an apparent Southwesterly corner of 16-foot alley platted in the Lackland City Subdivision recorded in Volume 4900, Page 277 of the Deed and Plat Records of Bexar County, Texas, the most Westerly corner of the herein described tract;
- THENCE:** Departing the Northeasterly right-of-way of Ray Ellison Drive, along and with a Southwesterly line of the aforementioned 16-foot alley the following courses and distances:  
N 64°56'17" E, a distance of 293.44 feet to a found 1/2" iron rod with a cap marked "VICKREY", an interior corner of the herein described tract;  
N 41°08'14" E, a distance of 387.38 feet passing a found 1/2" iron rod a Northwest corner of the aforementioned Lot 21, Block 77 of the Lackland City Subdivision Unit 39-A, then continuing for a total distance of 568.92 feet to a found concrete nail, a corner of the herein described tract;  
N 64°50'09" E, a distance of 765.67 feet to a point on the Southwesterly right-of-way line of Ravenswood Drive, a 60-foot right-of-way as shown in Ravenswood Drive Ext'n, Bexar County right-of-way map B-929, Dated July 1965, a Southeast corner of the 16-foot alley, the North corner of the herein described tract, the non-tangent beginning of a curve to the left whose radius bears N 64°48'11" E;
- THENCE:** Along and with a Southwesterly right-of-way line of Ravenswood Drive the following courses and distances:  
543.24 feet along and with the curve to the left, having a radius of 921.76 feet, a central angle of 33°46'03", and a chord bearing and distance of S 42°04'50" E, 535.41 feet to a point of reverse curvature;  
264.64 feet along and with the curve to the right, having a radius of 861.76 feet, a central angle of 17°35'43", and a chord bearing and distance of S 50°10'00" E, 263.60 feet to a found 1/2" iron rod with a cap marked "PAPE DAWSON", the Southeast corner of Lot 21, Block 77 of the Lackland City Subdivision Unit 39-A, the North corner of the aforementioned Lot 1, Block 2 of the Air Force Village Assisted Living Facility, a point of compound curvature;  
242.48 feet along and with the curve to the right, having a radius of 861.76 feet, a central angle of 16°07'18", and a chord bearing and distance of S 33°18'30" E, 241.68 feet to a found 1/2" iron rod, the end of the curve;  
S 25°14'51" E, a distance of 197.79 feet to a point, the Southeast corner of the herein described tract;
- THENCE:** S 64°53'04" W, departing the Southwesterly right-of-way line of Ravenswood, across and into Lot 1, Block 2 of the Air Force Village Assisted Living Facility, a distance of 600.00 feet passing the Southwest line of Lot 1, then continuing into the remaining portion of the aforementioned remaining portion of a 61.023 acre tract for a total distance of 700.99 feet to a point on a Northwesterly line of the aforementioned Liberty Village Subdivision a South corner of the herein described tract;
- THENCE:** Along and with a Northeasterly and Northwesterly lines of Liberty Village Subdivision the following courses and distances:  
N 25°08'31" W, a distance of 199.43 feet to a found 1/2" iron rod with a cap marked "D-R E.", a North corner of Liberty Village Subdivision, an interior corner of the herein described tract;  
S 64°53'22" W, a distance of 651.10 feet to a point, an interior corner of Liberty Village Subdivision, a Southwest corner of the herein described tract;

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N 25°13'29" W, a distance of 580.66 feet to a found 1/2" iron rod with a cap marked "D-R E.", a Northeast corner of Liberty Village Subdivision, an interior corner of the herein described tract;  
S 64°55'58" W, a distance of 527.38 feet to a found 1/2" iron rod with a cap marked "VICKREY" on the Northwestern right-of-way line of Ray Ellison Drive, a Northwest corner of Liberty Village Subdivision, a Southwest corner of the herein described tract;

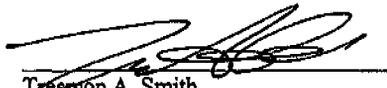
THENCE: N 25°44'20" W, along and with the Northwestern right-of-way line of Ray Ellison Drive, a distance of 177.86 feet to the POINT OF BEGINNING, and containing 32.439 acres more or less.

The basis of bearing for this survey is the Texas State Plane Coordinate System, South Central Zone North American Datum of 1983(93) Grid Bearings.

An exhibit of even date accompanies this metes and bounds description.

The foregoing metes and bounds description is not the results of an on the ground survey and it is not to be used for title transfer, and it is true and correct to the best of my belief.

March 17, 2009



Tresmon A. Smith  
Registered Professional Land Surveyor  
Texas Registration No. 6069

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Z2009080

A Metes and Bounds Description  
of 7.391 Acre Tract

Being a 7.391 acre tract out of the remainder of a 61.023 acre tract recorded in Volume 6756, Page 1767 of the Official Public Records of Real Property Records of Bexar County, Texas, and a portion of a Lot 1, Block 2 of the Air Force Village Assisted Living Facility recorded in Volume 9544, Page 89 of the Deed and Plat Records of Bexar County, Texas, being situated in New City Block 17189, in the City of San Antonio, Bexar County, Texas, said 7.391 acres being more particularly described as follows:

- BEGINNING: at a found 1/2" iron rod with a cap marked "D-R E." on the Northwesterly right-of-way line of Valley High Drive, a variable width right-of-way recorded in Volume 7567, Page 839 of the Deed Records of Bexar County, Texas, an apparent East corner of Lot 72, Block 78 of the Liberty Village Subdivision recorded in Volume 9569, Page 126 of the Deed and Plat Records of Bexar County, Texas, the most Southerly corner of the herein described tract;
- THENCE: Departing the Northwesterly right-of-way of Valley High Drive along and with a Northeast and Northerly lines of the aforementioned Liberty Village Subdivision the following courses and distances:
  - N 25°08'31" W, a distance of 487.64 feet to a found 1/2" iron rod with a cap marked "D-R E." an apparent Northeast corner of Lot 72, an interior corner of the herein described tract;
  - S 64°53'04" W, a distance of 616.86 feet to a point, an interior corner to the Liberty Village Subdivision and a Southwesterly corner of the herein described tract;
  - N 25°08'31" W, a distance of 400.00 feet to a point, the Northwesterly corner of the herein described tract;
- THENCE: N 64°53'04" E, departing a Northeast line of Liberty Village Subdivision, across and into the aforementioned remaining portion of a 61.023 acre tract, a distance of 100.99 feet passing the Southwest line of the aforementioned Lot 1, Block 2 of the Air Force Village Assisted Living Facility, then continuing across and into Lot 1 for a total distance of 700.99 feet to a point on the Southwesterly right-of-way line of Ravenswood Drive, a 60-foot right-of-way as shown in Ravenswood Drive Ext'n, Bexar County right-of-way map B-929, Dated July 1965, the Northeast corner of the herein described tract;
- THENCE: S 25°14'51" E, along and with the Southwesterly right-of-way line of Ravenswood Drive; a distance of 299.92 feet passing the Southeast corner of Lot 1, then continuing for a total distance of 861.73 feet to a point, the beginning of a curve to the right the North end of a curved return of Ravenswood Drive;
- THENCE: 38.98 feet along and with the curve to the right with the Southwesterly right-of-way line of Ravenswood Drive, having a radius of 25.00 feet, a central angle of 89°19'42", and a chord bearing and distance of S 19°25'00" W, 35.15 feet to a found 1/2" iron rod on the Northwesterly right-of-way line of Valley High Drive, the end of the curve;
- THENCE: S 64°04'51" W, along and with the Northwesterly right-of-way line of Valley High Drive, a distance of 61.06 feet to a found 1/2" iron rod the beginning of a curve to the POINT OF BEGINNING, and containing 7.391 acres more or less.

The basis of bearing for this survey is the Texas State Plane Coordinate System, South Central Zone North American Datum of 1983(93) Grid Bearings.

An exhibit of even date accompanies this metes and bounds description.

The foregoing metes and bounds description is not the results of an on the ground survey and it is not to be used for title transfer, and it is true and correct to the best of my belief.

March 17, 2009

  
Tresmon A. Smith

Registered Professional Land Surveyor  
Texas Registration No. 6069

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**Z2009080**

A Metes and Bounds Description  
of 6.430 Acre Tract

Being a 6.430 acre tract being the same tract of land called 6.415 acres recorded in Volume 10937, Page 768 of the Official Public Records of Real Property, Bexar County, Texas, being situated in the Francisco Rivas Survey No. 1, Abstract No. 14, in the City of San Antonio, County Block 4307, said 6.430 acres being more particularly described as follows:

- BEGINNING:** at a found 1/2" iron rod with a cap marked "VICKREY" on the Northeast right-of-way line of Ravenswood, a 60-foot right-of-way as shown in Ravenswood Drive Ext'n Bexar County right-of-way map B-929, Dated July 1965, on the Southeast line of a 16-foot alley as platted in Lackland City Subdivision Unit 39 recorded in Volume 4900, Page 277 of the Deed and Plat Records, Bexar County, Texas, a Northwesterly corner of the herein described tract;
- THENCE:** N 64°50'09" E, departing the Northeast right-of-way of Ravenswood along and with the Southeast line of the aforementioned Lackland City Subdivision Unit 39, a distance of 300.18 feet to a found 1/2" iron rod with a cap marked "VICKREY" the most Northern corner of the herein described tract;
- THENCE:** Departing the Southeast line of the Lackland City Subdivision Unit 39, along and with the Northeasterly line of the aforementioned 6.415 acre tract the following courses and distances:
- S 42°03'26" E, a distance of 348.45 feet to a found 1/2" iron rod with a cap marked "VICKREY" to a corner of the herein described tract;
- S 41°45'59" E, a distance of 137.28 feet to a point, a corner of the herein described tract;
- S 08°13'00" E, a distance of 180.89 feet to a point, a corner of the herein described tract;
- S 37°43'24" W, a distance of 87.62 feet to a point the beginning of a non-tangent curve to the right, that has a radial bearing of S 46°09'18" W;
- 318.11 feet along and with the curve to the right, having a radius of 981.76 feet, a central angle of 18°33'54", and a chord bearing and distance of S 34°33'45" E, 316.72 feet to a found 1/2" iron rod with a cap marked "VICKREY", the end of the curve;
- S 25°16'48" E, a distance of 1083.04 feet to a point on the Northwesterly right-of-way line of Valley High Drive a variable width right-of-way recorded in Volume 7567, Page 839 of the Deed Records of Bexar County, Texas, the Southeast corner of the herein described tract;
- THENCE:** S 64°08'08" W, along and with the Northwesterly right-of-way line of Valley High Drive, a distance of 35.57 feet to a found 1/2" iron rod the beginning of a curve to the right, the South end of a curved return of Ravenswood Drive;
- THENCE:** 39.54 feet along and with the curve to the right with the Northeasterly right-of-way line of Ravenswood Drive, having a radius of 25.00 feet, a central angle of 90°37'01", and a chord bearing and distance of N 70°33'21" W, 35.55 feet to a point, the end of the curve;
- THENCE:** Along and with the Northeasterly right-of-way line of Ravenswood Drive the following courses and distances:
- N 25°14'51" W, a distance of 1058.61 feet to a found 1/2" iron rod with a cap marked "VICKREY", the beginning of a curve to the left;
- 542.43 feet along and with the curve to the left, having a radius of 921.76 feet, a central angle of 33°43'01", and a chord bearing and distance of N 42°06'21" W, 534.64 feet to a found 1/2" iron rod, the point of reverse curvature;

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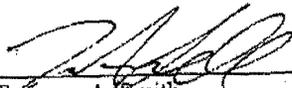
507.85 feet along and with the curve to the right, having a radius of 861.76 feet, a central angle of  $33^{\circ}45'55''$ , and a chord bearing and distance of  $N 42^{\circ}04'55'' W$ , 500.53 feet to the POINT OF BEGINNING, and containing 6.430 acres more or less.

The basis of bearing for this survey is the Texas State Plane Coordinate System, South Central Zone North American Datum of 1983(93) HARN Grid Bearings.

An exhibit of even date accompanies this metes and bounds description.

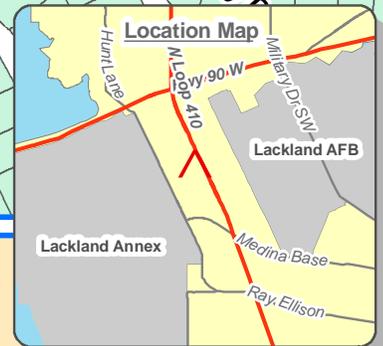
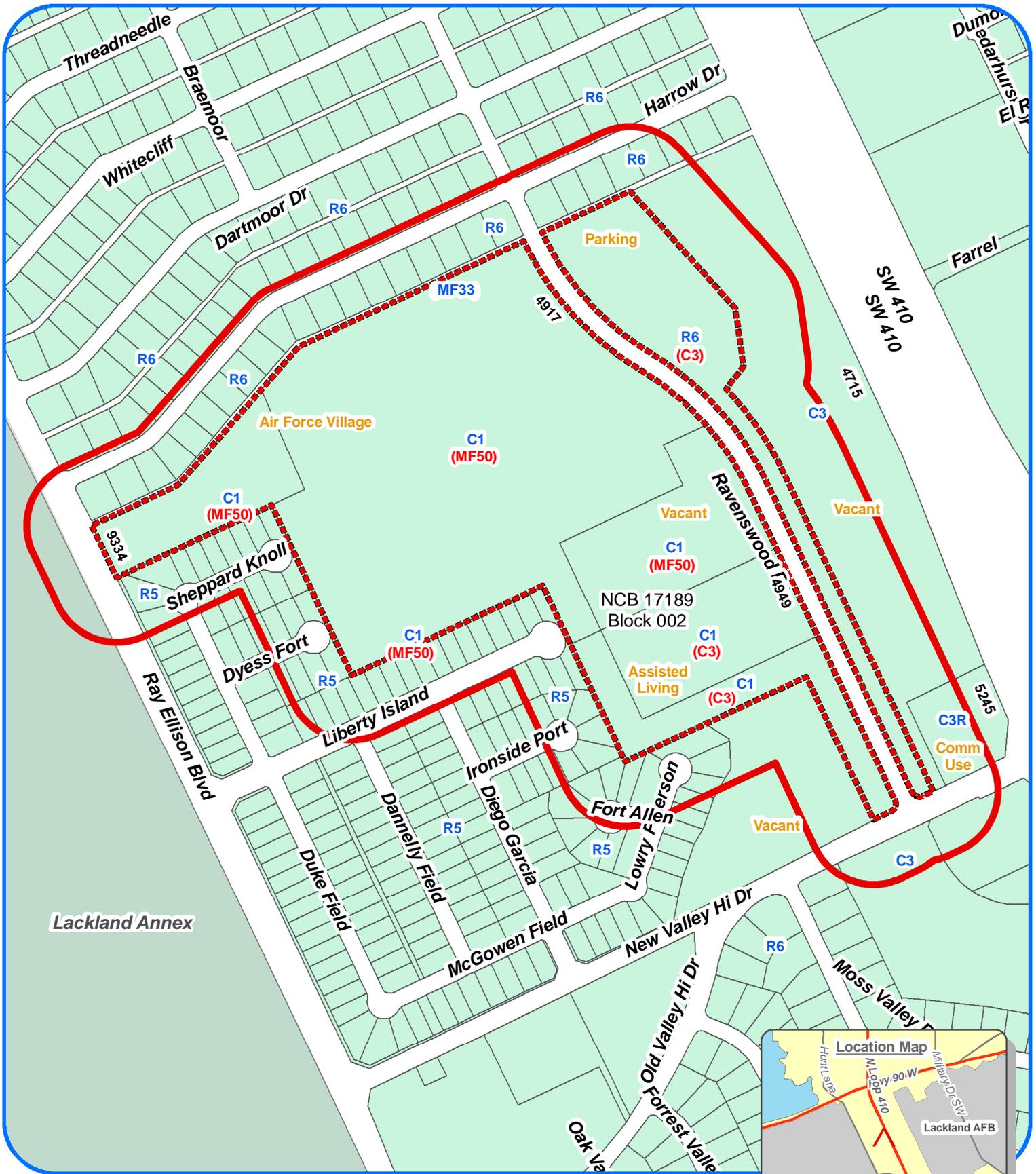
The foregoing metes and bounds description is not the results of an on the ground survey and it is not to be used for title transfer, and it is true and correct to the best of my belief.

March 17, 2009

  
Tresmon A. Smith  
Registered Professional Land Surveyor  
Texas Registration No. 6069



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# Zoning Case Notification Plan

## Case Z-2009-080

Council District 4

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 46.26 Acres out of NCB 17189 and CB 4307

### Legend

- Subject Property  (46.26 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



Planning & Development Services Dept  
 City of San Antonio  
 (04/08/2009 - E Hart)

**AFFIDAVIT OF PUBLICATION**

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, deposes and says that she is the Publisher of *The Hart Beat*; that said newspaper is generally circulated in San Antonio, Bexar County, Texas; that the attached notice was published in said newspaper on the following date(s):

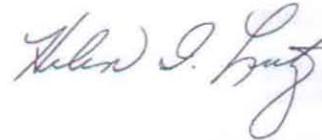
**May 29, 2009**

Subscribed and sworn to before me this 29th day of May, 2009, to certify which witness my hand and seal of office.

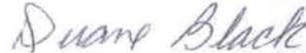
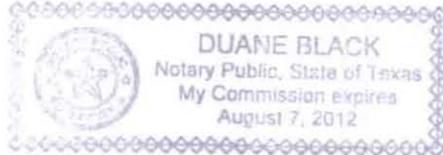
**PUBLIC NOTICE**

**AN ORDINANCE**  
**2009-05-21-0441**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 46.26 acres out of NCB 17189 and CB 4307 TO WIT: From "R-6" Residential Single Family District, "MF-33" Multi-Family District and "C-1" Light Commercial District to "MF-50 Multi-Family District ( 32.439 acres) and "C-3" General Commercial District (13.821 acres). "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
5/29



*Helen I. Lutz, Publisher*



*Notary Public in and for the State of Texas*

Duane Black

*Name of Notary*

*My commission expires August 7, 2012*