SG/cla
05/21/2015
Z-11

CASE NO. Z2015151

AN ORDINANCE 2015-05-21-0453

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 13.038 acre tract out of NCB 15228 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (0.538 Acres) and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District (12.50 Acres).

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 May 31, 2015.

PASSED AND APPROVED this 21st day of May 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-11 (in consent vote: Z-2, Z-3, Z-6, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-11, P-3, Z-12, P-4, Z-13, Z-16, P-5)**
Date:	05/21/2015
Time:	02:01:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015151 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (0.538 Acres) and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District (12.50 Acres) on 13.038 acre tract out of NCB 15228 located in the 5800 Block of Ray Ellison Drive. Staff and Zoning Commission recommend Approval pending Plan Amendment.(Associated Plan Amendment 15033)
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				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				

METES AND BOUNDS DESCRIPTION
12.50-ACRE TRACT OUT OF THE LUCAS MUÑOZ SURVEY NO. 86,
ABSTRACT NO. 488, NEW CITY BLOCK 15228 AND
THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, NEW CITY BLOCK 15228,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 12.50-acre (544,491 square feet) tract of land out of the Lucas Muñoz Survey No. 86, Abstract 488, New City Block 15228 and the Maria F. Rodriguez Survey No. 4, Abstract 16, New City Block 15228, City of San Antonio, Bexar County, Texas, said 12.50-acre tract also being out of a called 39.444-acre tract conveyed from 410 Freedom Hill Partners, Ltd. to James M. Schneider by General Warranty Deed recorded in Volume 15034, Page 1297, Official Public Records of Real Property (O.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County), said 12.50-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, South Central Zone (4204):

BEGINNING at a found ½" iron rod with cap stamped "R.P.L.S. 4540" at the southeast corner of a called 2.672-acre tract conveyed from Jrjaha, Ltd. to C.F. Land, LLC by General Warranty Deed recorded in Volume 11462, Page 751, O.P.R., same point also being the most northerly corner of said 39.444-acre tract, said point also lying on the southwest line of a 60-foot wide, 2.14-acre closing, vacating and abandoning of Old Dwyer Road by Ordinance No. 2013-08-29-0563, for the most northerly corner of the herein described tract;

THENCE along the common line of said 39.444-acre tract and Old Dwyer Road, the following three (3) calls:

1) S22°14'00"E, a distance of 183.63 feet to a found 3/8" iron rod in concrete monument at a tangent point of curvature to the left, for a corner on the easterly line of the herein described tract,
2) along said curve to the left, a distance of 506.92 feet, with a radius of 497.47 feet, a central angle of 58°23'04", and a chord bearing and distance of S51°28'10"E, 485.27 feet to a found 3/8" iron rod in concrete monument at a tangent point, for a corner on the easterly line of the herein described tract, and
3) S80°38'43"E, a distance of 103.54 feet to a found ½" iron rod with cap stamped "VICKREY PROP. COR.", for a corner in the easterly line of the herein described tract;

THENCE N34°19'37"E, departing said common line, into and across said Old Dwyer Road and the remaining portion of a 3.1728-acre tract conveyed from Ray Ellison Self Storage, LLC to S & K Development Company, Inc. by Warranty Deed recorded in Volume 15042, Page 904, O.P.R., a distance of 120.42 feet to a found ½" iron rod with cap stamped "VICKREY PROP. COR." at a non-tangent point of curvature to the left, on common line of the southwest right-of-way line of Ray Ellison Boulevard and said 3.1728-acre tract, for a corner of the herein described tract;

THENCE along said curve to the left, along said common line, a distance of 150.46 feet, with a radius of 1195.91 feet, a central angle of 7°12'31" and a chord bearing and distance of S59°30'28"E, 150.36 feet to a found ½" iron rod with cap stamped "VICKREY PROP. COR.", for the most easterly corner of the herein described tract;

THENCE departing said common line, into and across said Old Dwyer Road and 39.444-acre tract, the following four (4) calls:

1) S34°19'37"W, a distance of 130.34 feet to a found ½" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,

Attachment A

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2) S09°20'21"W, a distance of 207.93 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for the southeast corner of the herein described tract,

3) N80°39'24"W, a distance of 247.30 feet to a set ½" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract, and

4) S70°34'48"W, at a distance of 362.71 feet passing the north corner of Lot 20, Block 147, Freedom Hill Unit 1, an addition to the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9572, Page 173, Deed and Plat Records, continuing across said 39.444-acre tract, at a distance of 409.90 feet, passing the most westerly corner of said Lot 20, continuing across said 39.444-acre tract, a total distance of 569.07 feet to a found ½" iron rod with cap stamped "VICKREY PROP. COR." on the common line of the Interstate Highway 410 right-of-way and said 39.444-acre tract, for the south corner of the herein described tract;

THENCE N19°22'15"W, along said common line, a distance of 905.86 feet to found ½" iron rod with cap stamped "VICKREY PROP. COR." at the north corner of said 39.444-acre tract and south corner of said 2.672-acre tract, for the northwest corner of the herein described tract;

THENCE N80°32'32"E, departing said common line, along the common line of said 2.672-acre tract and 39.444-acre tract, a distance of 445.74 feet returning to the **POINT OF BEGINNING** and containing 12.50 acres (544,491 square feet) of land.

Job No. 2368-005-041
March 4, 2015

Certified this 4th day of March, 2015

Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.

STATE OF TEXAS
REGISTERED
ROBERT M. ANGUIANO
6347
PROFESSIONAL
LAND SURVEYOR

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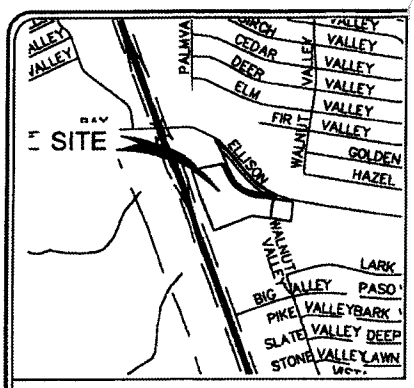
Z2015151



LOCATION MAP

GENERAL NOTES

N1 BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (93) , TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

N2 THE FIELD SURVEY WAS PERFORMED ON MAY 20, 2014.

LEGEND

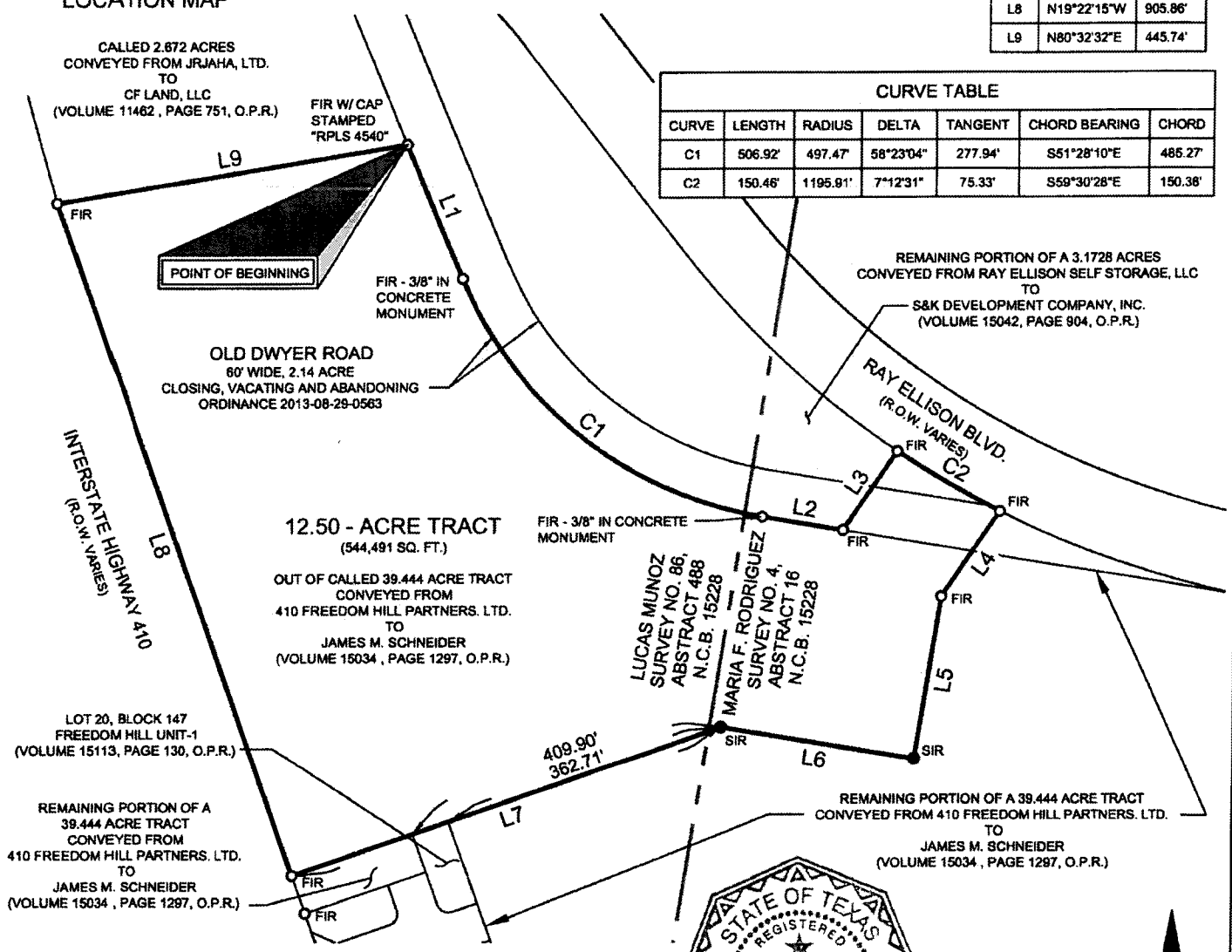
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." (UNLESS OTHERWISE NOTED)
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS

LINE TABLE

LINE	BEARING	LENGTH
L1	S22°14'00"E	183.63'
L2	S80°38'43"E	103.54'
L3	N34°19'37"E	120.42'
L4	S34°19'37"W	130.34'
L5	S09°20'21"W	207.93'
L6	N80°39'24"W	247.30'
L7	S70°34'48"W	569.07'
L8	N19°22'15"W	905.86'
L9	N80°32'32"E	445.74'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	506.92'	497.47'	58°23'04"	277.94'	S51°28'10"E	485.27'
C2	150.46'	1195.91'	7°12'31"	75.33'	S59°30'28"E	150.38'



STATE OF TEXAS
REGISTERED
ROBERT M. ANGUIANO
6347
PROFESSIONAL
LAND SURVEYOR

SCALE: 1"=200'

SHEET 3 OF 3

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

DATED 03-04-2015

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUIANO@VICKREYINC.COM

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 County Parkway San Antonio, TX 78216
Telephone (210) 349-3271
TBPLS Firm Registration No. 10004100

DRAWN BY: RCS APPROVED BY: RMA

METES AND BOUNDS DESCRIPTION
0.5388-ACRE TRACT OUT OF THE LUCAS MUÑOZ SURVEY NO. 86,
ABSTRACT 488 AND MARIA F. RODRIGUEZ SURVEY NO. 4,
ABSTRACT 16, NEW CITY BLOCK 15288,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 0.5388-acre (23,471 square feet) tract of land out of the Lucas Muñoz Survey No. 86, Abstract 488 and the Maria F. Rodriguez Survey No. 4, Abstract 16, New City Block 15228, City of San Antonio, Bexar County, Texas, said 0.5388-acre tract being out of the 2.14-acre Old Dwyer Road, 60-foot wide right-of-way, closed, vacated and abandoned by ordinance 2013-08-29-0563, said 0.5388-acre tract, being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, South Central Zone (4204):

BEGINNING at a found ½" iron rod with cap stamped "RPLS 4540" at the southeast corner of a 2.672-acre tract conveyed from Jrjaha, Ltd. to CF Land, LLC by General Warranty Deed recorded in Volume 11462, Page 751, Official Public Records of Real Property (O.P.R.) of Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), same point also being the most northerly corner of a 39.444-acre tract conveyed from 410 Freedom Hill Partners, Ltd. to James M. Schneider by General Warranty Deed recorded in Volume 15034, Page 1297, O.P.R., same point being on the southwest line of said Old Dwyer Road, for the northwest corner of the herein described tract;

THENCE departing the southwest R.O.W. of Old Dwyer Road, into and across said Old Dwyer Road, the following five (5) calls:

1) N80°32'32"E, a distance of 30.76 feet to a point in the centerline of said Old Dwyer Road, for the most northerly corner of the herein described tract,
2) S22°14'00"E, a distance of 176.80 feet to a point of curvature to the left in said centerline, for a corner of the herein described tract,
3) along said curve to the left, a length of 476.35 feet, with a radius of 467.47 feet, a central angle of 58°23'04", and a chord bearing and distance of S51°28'10"E, 456.01 feet to a tangent point in said centerline, for a corner of the herein described tract,
4) S80°38'43"E, a distance of 117.52 feet to a point in said centerline, for the most easterly corner of the herein described tract, and
5) S34°19'37"W, a distance of 33.09 feet to a point on the common line of said Old Dwyer Road and 39.444-acre tract, for the most southerly corner of the herein described tract;

THENCE along the common line of said Old Dwyer Road and 39.444-acre tract, the following three (3) calls:

1) N80°38'43"W, a distance of 103.54 feet to a found 3/8" iron rod in concrete at a point of curvature to the right, for a corner of the herein described tract,
2) along said curve to the right, a length of 506.92 feet, with a radius of 497.47 feet, a central angle of 58°23'04", and a chord bearing and distance of N51°28'10"W, 485.27 feet to a found 3/8" iron rod in concrete at a tangent point, for a corner of the herein described tract,
3) N22°14'00"W, a distance of 183.63 feet returning to the **POINT OF BEGINNING** and containing 0.5388 of an acre (23,471 square feet) of land.

Job No. 2368-005-041
April 1, 2015

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Certified this 1st day of April, 2015

4/1/15

Stephen Horvath, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration No. 2811
Vickrey & Associates, Inc.

STATE OF TEXAS
REGISTERED
STEPHEN HORVATH
2811
PROFESSIONAL
LAND SURVEYOR

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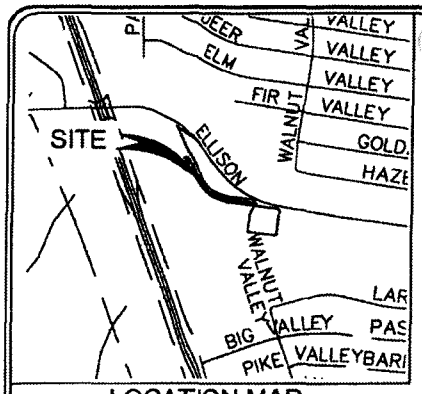


LOCATION MAP

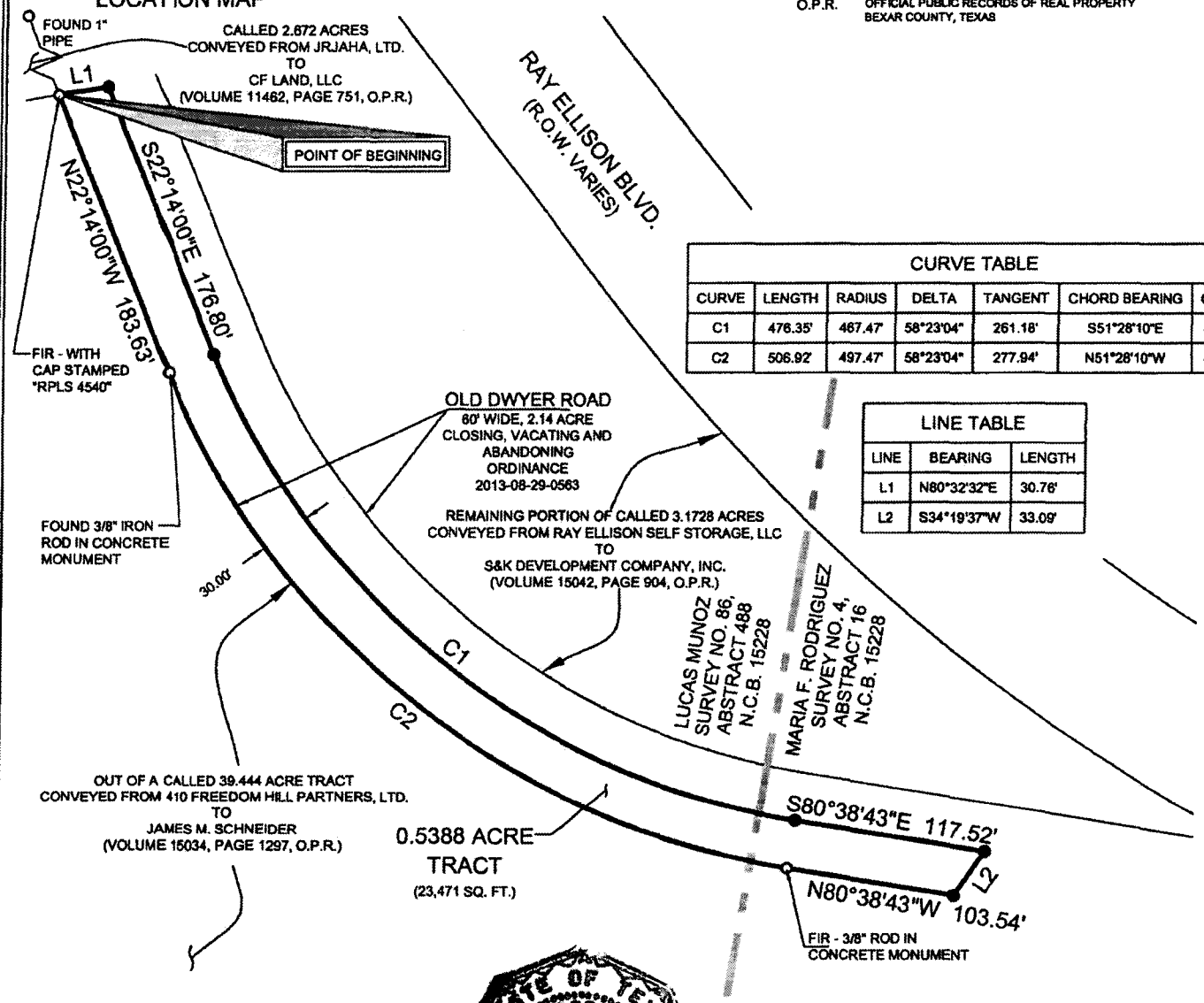
GENERAL NOTES

N1 BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (93), TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

N2 THE FIELD SURVEY WAS PERFORMED ON MAY 20, 2014.

LEGEND

FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." (UNLESS OTHERWISE NOTED)
●	POINT
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	476.35'	467.47'	58°23'04"	261.18'	S51°28'10"E	456.01'
C2	506.92'	497.47'	58°23'04"	277.94'	N51°28'10"W	485.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°32'32"E	30.76'
L2	S34°19'37"W	33.09'

STATE OF TEXAS REGISTERED STEPHEN HORVATH 2811 PROFESSIONAL LAND SURVEYOR

I, STEPHEN HORVATH, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

DATED 4/1/15

STEPHEN HORVATH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2811
VICKREY AND ASSOCIATES, INC.
SHORVATH@VICKREYINC.COM

SCALE: 1"=100'

SHEET 3 OF 3

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DRAWN BY: RCS APPROVED BY: RMA R:\2368-005\Survey\dwg\RE-ZONING AREA.dwg