

ORDINANCE No. 2020-14

AN ORDINANCE GRANTING A ZONING CHANGE FROM R-1, SINGLE-FAMILY DWELLING DISTRICT TO RE-1, RESIDENTIAL ESTATE DISTRICT ON LOT 1 AND LOT 2, BLOCK 1, GRASS HILL ESTATES SUBDIVISION; GENERALLY LOCATED ON THE SOUTH SIDE OF WILLIAM RANCHER ROAD AND EAST SIDE OF AIDS DRIVE; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, in order to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS, the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's zoning regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, the Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the Zoning Commission of the City of Leon Valley has recommended a zoning change from R-1, Single-Family Dwelling to RE-1, Residential Estate District at the subject location; and

WHEREAS, the City Council now desires to grant a zoning change from R-1, Single-Family Dwelling District to RE-1, Residential Estate District on approximately 23 acres located on the south side of William Rancher Road and east side of Aids Drive; more specifically described in the attached Exhibits A-J.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The subject location, more specifically described in the attached Exhibits A-J; which is currently zoned R-1, Single-Family Dwelling District, shall hereafter bear the zoning classification of RE-1, Residential Estate District.

SECTION 2. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable,

and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 3. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 4. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 3rd day of March 2020.

APPROVED


CHRIS RILEY
MAYOR

Attest:


SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:


HABIB H. ERKAN, JR.
City Attorney



EXHIBIT A

TRACT I

Said tract of land lying and being situated in Bexar County, Texas about eight miles N 57° W of San Antonio, the County Seat, within Survey No. 187, Felix Losoya, Original Grantee, Abstract No. 432, County Block 4430, said 0.689 acres being more fully described as follows:

Beginning at an iron pin set in the SW line of Wm. Rancher Road, at a point 525.0 feet S 47° 59' E from the intersection of the SW line of said road, with the NE line of Aids Drive;

Thence along the SW line of Wm. Rancher Road. S 47° 59' E 100.0 ft. to an iron pin for the east corner;

Thence S 42° 01' W 300.0 ft. to an iron pin for the south corner;

Thence N 47° 59' W 100.0 feet to an iron pin for the west corner;

Thence along the SE line of Tract 6, N 42° 01' E 300.0 feet to the place of beginning.

AND

TRACT II

Said tract of land lying and being situated in Bexar County, Texas about eight miles N 57° W of San Antonio, the County Seat, within Survey No. 187, Felix Losoya, Original Grantee, Abstract No. 432, County Block 4430, said 0.656 acres being more fully described as follows:

Beginning at an iron pin set in the SW line of Wm. Rancher Road at a point 430.0 feet S 47° 59' E from the intersection of the SW line of said road with the NE line of Aids Drive;

Thence along the SE line of Wm. Rancher Road, S 47° 59' E 95.0 ft. to an iron pin for the east corner;

Thence S 42° 01' W 300.0 ft. to an iron pin for the south corner;

Thence N 47° 59' W 95.0 ft. to an iron pin for the west corner;

Thence N. 42° 01' E 300.0 ft. to the place of beginning.

EXHIBIT B

That 0.622 acre tract of land out of that 16.973 acre tract described in a deed of record in Volume 5053, at page 71 of the Deed Records of Bexar County, Texas being out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430, in the City of Leon Valley, and being more particularly described by metes and bounds as surveyed as follows:

Beginning at an iron bar found set in the ground in the northeast boundary line of that 16.793 acre tract described in a deed of record in Volume 5053, at page 71 of the Deed Records of Bexar County, Texas, and in the southwest right-of-way line of William Rancher Road for the north corner of this tract, whence an iron bar found set in the ground at the point of intersection of the southwest right-of-way line of William Rancher Road and the southeast right-of-way line of Aids Drive bears N 47° 59' 00" W a distance of 340.00 feet;

Thence S 48° 07' 10" E with the southwest right-of-way line of William Rancher Road a distance of 90.47 feet to an iron bar found set in the ground for the east corner of this tract;

Thence S 42° 04' 00" W a distance of 299.55 feet to an iron bar found set in the ground for the south corner of this tract;

Thence N 48° 19' 08" W a distance of 90.21 feet to an iron bar found set in the ground for the west corner of this tract;

Thence N 42° 01' 00" E a distance of 299.86 feet to the point of beginning, containing 0.622 acres (27,076 square feet) of land, more or less.

EXHIBIT C

That 0.620 acre tract of land out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430 described in a deed of record in Volume 7481 at page 988 of the Deed Records of Bexar County, Texas, being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the southwest right-of-way line of William Rancher Road, the north corner of that 0.620 acre tract of land out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430 described in a deed of record in Volume 7481 at page 988 of the Deed Records of Bexar County, Texas, for the north corner of this tract, whence an iron bar found set in the ground at the intersection of the southeast right-of-way line of Aids Drive and the southwest right-of-way line of William Rancher Road bears N 47° 59' 00" W a distance of 250.00 feet;

Thence S 47° 59' 00" E with the southwest right-of-way line of William Rancher Road a distance of 90.00 feet to an iron bar set in the ground for the east corner of this tract;

Thence S 42° 01' 00" W a distance of 300.00 feet to an iron bar set in the ground for the south corner of this tract;

Thence N 47° 59' 00" W a distance 90.00 feet to an iron bar found set in the ground for the west corner of this tract;

Thence N 42° 01' 00" E a distance of 300.00 feet to the point of beginning.

EXHIBIT D

Being a 2.027 acre tract of land out of the Felix Losoya Survey No. 187, Abstract No. 432, C.B. 4430, Bexar County, Texas and being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Wm. Rancher Road and the east right-of-way line of Aids Drive for a point-of-reference and the point-of-beginning of this tract and being the northeast corner of this tract;

Thence along the south right-of-way of Wm. Rancher Road, south 47 degrees 59 minutes 00 second east a distance of 249.95 feet to an iron pin found for the southeast corner of this tract;

Thence leaving said right-of-way south 42 degrees 01 minutes 00 seconds west a distance of 315.00 feet to an iron pin found for the southwest corner of this tract;

Then north 47 degrees 59 minutes 00 seconds west a distance of 310.70 feet to an iron pin found for the northwest corner of this tract;

Thence along the east right-of-way of Aids Drive, north 52 degrees 56 minutes 00 seconds east a distance of 320.81 feet to the point-of-beginning and containing 2.027 acres (88,302 sq. ft.) of land more or less.

EXHIBIT E

TRACT 1:

A 3.463 acre tract of land out of that 16.793 acre tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas, being out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430 in the City of Leon Valley, and being more particularly described by metes and bounds as surveyed, as follows:

Beginning at an iron bar found set in the ground in the northwest boundary line of that 16.793 tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas and at the point of intersection of the southeast right-of-way line of Aids Drive and the cut-back right-of-way line joining the southeast right-of-way line of Aids Drive and the northeast right-of-way line of Samaritan Drive, the west corner of the 3.463 acre tract out of said 16.973 acre tract and out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430 in the City of Leon Valley for the west corner of this tract;

Thence N 53° 02' 49" E with the southeast right-of-way line of Aids Drive and the northwest boundary line of that 16.793 acre tract a distance of 258.58 feet to an iron bar found set in the ground for the north corner of this tract;

Thence S 47° 55' 57" E a distance of 310.42 feet to an iron bar found set in the ground for a corner of this tract;

Thence N 42° 01' 10" E a distance of 14.96 feet to an iron bar found set in the ground for a corner of this tract;

Thence S 47° 59' 00" E a distance of 175.07 feet to an iron bar found set in the ground for the east corner of this tract;

Thence S 42° 05' 06" W a distance of 303.77 feet to an iron bar found set in the ground in the northeast right-of-way line of Samaritan Drive for the south corner of this tract;

Thence N 48° 04' 55" W with the northeast right-of-way line of Samaritan Drive a distance of 521.15 feet to an iron bar set in the ground in said cut-back right-of-way line of Samaritan Drive and Aids Drive for a corner of this tract;

Thence N 21° 37' 25" E with the said cut-back right-of-way line of Samaritan Drive and Aids Drive a distance of 38.60 feet to the point of beginning containing 3.463 acres (150,848 square feet) of land, more or less.

AND

TRACT 2:

A 0.514 acre tract of land out of that 3.338 acre tract and that 16.793 acre tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas, being out of Felix Losoya Survey No. 187, Abstract 432, County Block 4430 in the City of Leon Valley, and being more particularly described by metes and bounds as surveyed, as follows:

Beginning at an iron bar found set in the ground in the northwest, right-of-way line of Grass Hill Drive for the east corner of this tract, whence an iron bar found set in the ground at the point of intersection of the southwest right-of-way line of William Rancher Road and the northwest right-of-way line of Grass Hill Drive and in the northeast boundary line of that 3.338 acre tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas being out of Felix Losoya Survey No. 187, Abstract 433, County Block 4430 in the City of Leon Valley;

Thence S 42° 01' 00" W with the northwest right-of-way line of Grass Hill Drive a distance of 160.00 feet to an iron bar set in the ground for the south corner of this tract;

Thence N 47° 59' 00" a distance of 140.00 feet to an iron bar found set in the ground for the west corner of this tract;

Thence 42° 01' 00" E a distance of 160.00 feet to an iron bar set in the ground for the north corner of this tract;

Thence S 47° 5' 00" E a distance of 140.00 feet to the point of beginning.

AND

TRACT 3:

A 0.865 acre tract of land out of that 3.338 acre tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas, being out of the Felix Losoya Survey No. 187, Abstract 432, County Block 4430 in the City of Leon Valley, and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the southwest right-of-way line of Wm. Rancher Road, the east corner of that 3.338 acre tract described in a deed of record in Volume 5053 at page 71 of the Deed Records of Bexar County, Texas, being out of the Felix Losoya Survey No. 187, Abstract 432, County Block 4430 in the City of Leon Valley, for the east corner of this tract;

Thence S 41° 35' 00" W with the southeast boundary line of said 3.338 acre tract a distance of 303.43 feet to an iron bar set in the ground for the south corner of this tract;

Thence N 47° 29' 39" W a distance of 123.90 feet to an iron bar set in the ground in the southeast right-of-way line of Grass Hill Drive, for the west corner of this tract;

Thence N 41° 15' 53" E with the southeast right-of-way line of Grass Hill Drive a distance of 267.56 feet to an iron bar found set in the ground at the point of a circular curve to the right having a radius of 327.95 feet for a corner of this tract;

Thence curve right in a northeasterly direction along the arc of said circular curve having a radius of 327.95 feet with the southeast right-of-way line of Grass Hill Drive, through a central angle of 5° 56' 04" a distance of 33.97 feet to an iron bar set in the ground in the northeast boundary line of said 3.338 acre tract at the intersection of the southeast right-of-way line of Grass Hill Drive and the southwest right-of-way line of W. Rancher Road, for the north corner of this tract;

Thence S 48° 28' 55" E with the northeast boundary line of said 3.338 acre tract and the southwest right-of-way line of Wm. Rancher Road a distance of 121.97 feet to the point of beginning.

Containing 0.865 acres, (being 37,689 square feet) of land, more or less.

EXHIBIT F

Said tract of land lying and being situated in Bexar County, Texas, about eight miles N 57° W of San Antonio, the county seat, within Sur. No. 187, Felix Losoya, original grantee, Abst. No. 432, County Block No. 4430, said 0.700 acres being more fully described by metes and bounds, as follows:

Beginning at an Iron Pin set for the South corner of this tract, in the N. E. line of Samaritan Drive, said point being distant 240.0 ft. N 47° 59' from the intersection of the N. E. line of Samaritan Drive, with the N.W. line of Grass Hill Drive;

THENCE along the N. E. line of Samaritan Drive, N 47° 59' W 100.0 ft. to an Iron Pin for the West corner;

THENCE N 42° 01' E 305.2 ft. to an Iron Pin for the North corner;

THENCE along the S.W. line of Tract 4, S 47° 59' E 100.0 ft. to an Iron Pin for the East corner;

THENCE S 42° 01' W 305.2 ft. to the place of Beginning.

EXHIBIT G

Said tract of land lying and being situated in Bexar County, Texas, about eight miles N 57° W of San Antonio, the County Seat, within Survey No. 187, Felix Losoya, Original Grantee, Abstract No. 432, County Block No. 4430, said 0.700 acres being more fully described by metes and bounds as follows:

Beginning at an iron pin set for the south corner of this tract, in the NE line of Samaritan Drive, said point being distant 140.0 feet N 47° 59' W from the intersection of the NE line of Samaritan Drive with the NW line of Grass Hill Drive;

Thence N 47° 59' W along the NE line of Samaritan Drive, 100.0 ft. to an iron pin for the west corner;

Thence N 42° 01' E 305.2 ft. to an iron pin for the north corner;

Thence along the SW line of Tract 3, S 47° 59' E 100.0 feet to an iron pin for the east corner;

Thence S 42° 01' W 305.2 ft. to the place of beginning.

AND

Said tract of land lying and being situated in Bexar County, Texas, about eight miles N 57° W of San Antonio, the County Seat, within Survey No. 187, Felix Losoya, Original Grantee, Abstract No. 432, County Block No. 4430, said 0.434 acre tract being more fully described by metes and bounds as follows:

Beginning at an iron pin set at the intersection of the NE line of Samaritan Drive with the NW line of Grass Hill Drive, for the south corner of this tract:

Thence along the N.S. line of Samaritan Drive, N 47° 59' W 140.0 feet to an iron pin for the west corner;

Thence N. 42° 01' E 135.2 feet to an iron pin for the north corner;

Thence S. 47° 59' E 140.0 feet to an iron pin for the east corner;

Thence along the NW line of Grass Hill Drive, 3.42° 01' W 135.2 feet to the place of beginning.

EXHIBIT H

TRACT I

being 0.700 acre of land, also known as Tract P-10J on unrecorded plat within County Block 4430, Abstract No. 432, and being particularly described as follows:

Said tract of land lying and being situated in Bexar County, Texas, about eight miles N 57° W of San Antonio, the County Seat, within Sur. No. 187, Felix Losoya, Original Grantee, Abst. No. 432, County Block 4430, said 0.700 acres being more fully described by metes and bounds as follows:

BEGINNING: at an iron pin set for the south corner of this tract, in the N. E. line of Samaritan Drive, said point being distant 340.0 ft. N 47° 59' W from the intersection of N. E. line of Samaritan Drive with the N. W. Line of Grass Hill Drive;

THENCE along the N. E. line of Samaritan Drive, N 47° 59' W 100.0 ft. to an iron pin for the west corner;

THENCE N 42° 01' E 305.2 ft. to an iron pin for the north corner;

THENCE along the S. W. Line of Tract 5, S 47° 59' E 100.0 ft. to an iron pin for the east corner;

THENCE S 42° 01' W 305.2 ft. to the place of BEGINNING; and

TRACT II

being 0.700 acre of land, also known as Tract P-10H on unrecorded plat within County Block 4430, Abstract No. 432, and being particularly described as follows:

Said tract of land lying and being situated in Bexar County, Texas, about eight miles N 57° W of San Antonio, the County Seat, within Sur. No. 187, Felix Losoya, Original Grantee, Abst. No. 432, County Block No. 4430, said 0.700 acre being more fully described by metes and bounds as follows:

BEGINNING: at an iron pin set for the south corner of this tract, in the N. E. line of Samaritan Drive, said point being distant 440.0 ft. N 47° 59' W from the intersection of the N. E. line of Samaritan Drive, with the N. W. line of Grass Hill Drive;

THENCE along the N. E. line of Samaritan Drive, N 47° 59' W 100.0 ft. to an iron pin for the west corner;

THENCE N 42° 01' E 305.2 ft. to an iron pin for the north corner;

THENCE along the S. W. line of Tract 6, S 47° 59' E 100.00 ft. to an iron pin for the east corner;

THENCE S 42° 01' W 305.2 ft. to the place of BEGINNING.

EXHIBIT I

TRACT I

Being 2.143 acres of land, more or less, out of the Ivah Smith 58.485 acre tract, and being part of the Linnartz Tract, and also being out of the Losoya Survey No. 187, Bexar County, Texas, more particularly described as follows, to-wit:

Beginning at a ½ inch iron rod found in the south right-of-way line of Samaritan Drive and in the East right-of-way line of Aids Drive for the Northwest corner of this tract;

Thence along the south right-of-way line of Samaritan Drive, South 59 deg. 50' 00" East, 280.57 feet to a ½ inch iron rod found for the northeast corner of this tract;

Thence South 18 deg. 30' 27" West, 307.71 feet to a ½ inch iron rod found for the southeast corner of this tract;

Thence North 71 deg. 44' 55" West, 279.49 feet to a one inch pipe found in the East right-of-way line of Aids Drive;

Thence North 19 deg. 14' 42" East, 365.59 feet to the point of beginning and containing 2.143 acres or land, more or less.

AND

TRACT II

Being a 7.391 acre tract of land out of the Ivah Smith 58.485 acre tract, and being part of the Linnartz Tract, also being out of the F. Losoya Survey No. 187, County Block 4430, Bexar County, Texas, said 7.391 acres being more particularly described as follows:

Beginning at an iron pin for the most northerly corner of this 7.391 acre tract, said point being S 59° 50' 36" E. 364.41 feet and S. 18° 30' 23" W 30.63 feet from the most northerly corner of the Ivah Smith 58.485 acre tract;

Thence S. 59° 50' 36" E parallel to and 30.0 feet from the Northeast line of said Ivah Smith 58.435 acres, a distance of 255.10 feet to an iron pin for the most Easterly corner of this 7.391 acres;

Thence S. 17° 49' 24" W 174.06 feet to a point for angle;

Thence S. 18° 04' 17" W 546.32 feet to an iron pin for the most Southerly corner of this tract;

Thence N. 71° 09' 33" W 523.19 feet to a post for corner;

Thence N. 18° 53' 21" W 21.19 feet to a post for corner at the most Westerly corner of this 7.391 acres;

Thence N. 16° 09' 21" E. 444.25 feet to an iron pin for an angle point;

Thence S. 71° 40' 51" E. 298.20 feet to an iron pin for an angle point;

Thence N. 18° 30' 23" E. 307.12 feet to the point of beginning and containing 7.391 acres (321,948 square feet).

EXHIBIT J

BEGINNING at an iron pin found at the intersection of the North R.O.W. line of Grass Hill Drive and the East R.O.W. line of Samaritan Drive, said iron pin being the N.W. corner of above-referenced 20.131 acre tract and N.W. corner of this tract;

THENCE along the South R.O.W. line of Grass Hill Drive, N 41° 25' 55" E 304.30 feet to an iron pin set for the N.E. corner of this tract;

THENCE S 47° 17' 06" E 122.87 feet to an iron pin set for the S.E. corner of this tract;

THENCE S 41° 35' 53" W 304.3 feet to an iron pin found in the East R.O.W. line of Samaritan Drive, for the S.W. corner of this tract.

THENCE along the East R.O.W. line of Samaritan Drive N 47° 16' 35" W 121.99 feet to the PLACE OF BEGINNING and containing 0.855 acres of land more or less.