

ORDINANCE 2020-09-17-0678

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.

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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 17.422 acres out of CB 4295 and CB 4301 from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.


**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 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 September 27, 2020.


**PASSED AND APPROVED** this 17<sup>th</sup> day of September, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

# CITY COUNCIL MEETING

VOTE SLIP

Item # Z-10

DATE: September 17, 2020

Enactment No:

2020-09-17-0678

NAME	MOTION	SECOND	Recuse	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1				X		
Jada Andrews-Sullivan DISTRICT 2				X		
Rebecca J. Viagran DISTRICT 3				X		
Dr. Adriana Rocha Garcia DISTRICT 4	X			X		
Shirley Gonzales DISTRICT 5				X		
Melissa Cabello Havrda DISTRICT 6				X		
Ana E. Sandoval DISTRICT 7				X		
Manny Peláez DISTRICT 8				X		
John Courage DISTRICT 9		X		X		
Clayton H. Perry DISTRICT 10				X		
Ron Nirenberg MAYOR				X		

COMMENTS: Motion Prevailed

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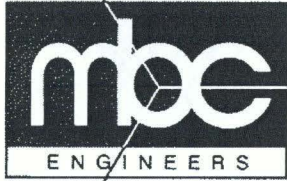
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SG  
09/17/2020  
Item No. Z-10

# **Exhibit “A”**



**MACINA • BOSE • COPELAND and ASSOCIATES, INC**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 / TBP15 Firm Registration #1001 1700 / SSE Certified #214046463

www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION  
OF TO A ACCOMPANY ZONING EXHIBIT**

A 17.422 ACRE (758,894 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANGEL NAVARRO SURVEY, ABSTRACT 12, SECTION NUMBER 5, COUNTY BLOCK 4295, AND IN THE FRANCISCO RECARDO HERNANDEZ SURVEY, ABSTRACT 6, SECTION NUMBER, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS; BEING OUT OF A 306.391 ACRE TRACT DESCRIBED IN CONFIRMATION WARRANTY DEED, RECORDED IN VOLUME 14039, PAGE 153, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING OUT OF P- 31 A-P32 ABSTRACT ABS6, PROPERTY FORMERLY KNOWN AS 12910 SOMERSET ROAD, BEXAR COUNTY, TEXAS, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 15109, PAGE 835, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS BEING A PORTION OF A 0.753 OF AN ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6933, PAGE 404, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING A PORTION OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 882, PAGE 273, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 17.422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOIJDNS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron Rod with cap stamped "KFW", on the Southeasterly right of way line of Somerset Road, a variable width public right of way, and marking the most westerly comer of Lot 1, Block 2, County, Block 4295, SWISD Legacy Subdivision, according to plat recorded in Volume 9696, Page 82-85, Deed and Plat Records, Bexar County, Texas;

THENCE S 46° 07' 36" E a distance of 143.99 feet, departing the Southeasterly right of way line of said Somerset Road, along the Southerly boundary line of said Lot 1, Block 2, to a 1/2-inch Iron Rod Found;

THENCE N 08° 52' 00 E a distance of 143.69 feet, to a 1/2-inch Iron Rod with cap stamped "CEC" Found;

THENCE S 80° 43' 28" E a distance of 214.25 feet, along the Southerly boundary line of said Lot 1, Block 2, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the POINT OF BEGINNING;

THENCE S 80° 43' 28" E a distance of 558.89 feet, along the Southerly boundary line of said Lot 1, Block 2, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 09° 31' 14" W a distance of 1077.23 feet, departing the Southerly boundary line of said Lot 1, Block 1, across said 306.391 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

**THENCE** N 80° 28' 46" W a distance of 542.74 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at point of curve to the right;

**THENCE** along said curve to the right having the following Parameters: Radius = 273.34 feet, Arc Length = 109.45 feet, Chord Bearing = N 70° 43' 08" W and a Chord Distance of 108.72 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

**THENCE** N 59° 14' 52" W a distance of 216.40 feet to a 1/2-inch Iron Rod at a point of curve to the left;

**THENCE** along said curve to the left having the following Parameters: Radius = 1444.05 feet, Arc Length = 103.34 feet, Chord Bearing = N 28° 00' 50" E and a Chord Distance of 103.31 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

**THENCE** N 25° 58' 35" E a distance of 917.65 feet to the **POINT OF BEGINNING** and containing 17.422 Acres more or less, a surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: September 1, 2020  
Job No: 32644-0965

