

ORDINANCE 2020-12-17-0951

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 200.233 acres out of CB 4167 and CB 4137 from "C-2" Commercial District to "R-4" Residential Single-Family 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 December 27, 2020.

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

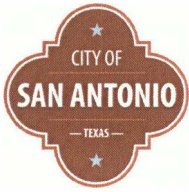
  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney  
FO



# City of San Antonio

## City Council

December 17, 2020

**Item: Z-11**

**File Number: 20-7196**

**Enactment Number:**

**2020-12-17-0951**

ZONING CASE Z-2020-10700237 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 200.233 acres out of CB 4167 and CB 4137, located at 3849 East Loop 1604. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
12/17/2020  
Item No. Z-11

# Exhibit “A”



Field Notes for a tract of land  
Containing 200.233 acres (8,722,152.320 square feet) tract of land

A 200.233 acre (8,722,152.320 square feet) tract of land, situated in the Frances Mackay Survey No. 216, Abstract No. 505, County Block 4 137 and the Manuel De Luna Survey No. 3, Abstract No. 8, County Block 4167, out of a called 239.53 acre tract of land as conveyed to Lone Oak 1604 L.L.C. by Special Warranty Deed, as recorded in Volume 12132, Page 349 of the Official Public Records of Bexar County, Texas, said 200.233 acre (747,453.82 square feet) tract of land being more particularly described as follows:

**Commencing** at a found right of way TxDot brass disk with punch on the north line of Loop 1604, a variable width right of way, having Texas State Plane coordinates of N: 13,628,186.91, E: 2,150,549.52, being a southwesterly corner of said 239.53 acre tract and being the southeast corner of a 39.96 acre tract, as conveyed to Team Kam Enterprises LTD. by Special Warranty Deed, as recorded in Document Number 2019026591 of the Official Public Records of Bexar County, Texas;

**Thence**, with the westerly line of said 239.53 acre tract and east boundary of said 39.96 acre tract, North 23 degrees 45 minutes 17 seconds East, a distance of 397.52 feet, having Texas State Plane coordinates of N: 13,628,550.75, and E: 2,150,709.65, being the **Point of Beginning** being the southwest corner of the herein described tract;

**Thence**, with the east boundary of said 39.96 acre tract, North 23 degrees 45 minutes 17 seconds East, a distance of 3674.26 feet to a point on or near the Gradient Boundary on the southerly side of the Medina River;

**Thence**, along the northerly boundary of the herein described tract and the southerly bank of the south Gradient Boundary of the Medina River, the following sixteen (16) courses:

South 53 degrees 44 minutes 53 seconds East, a distance of 99.58 feet, to a point being an angle point in the herein described tract;

North 49 degrees 33 minutes 27 seconds East, a distance of 432.82 feet, to a point being an angle point in the herein described tract;

North 10 degrees 25 minutes 03 seconds East, a distance of 239.12 feet, to a point being an angle point in the herein described tract;

North 63 degrees 14 minutes 30 seconds East, a distance of 134.56 feet, to a point being an angle point in the herein described tract;

North 84 degrees 13 minutes 13 seconds East, a distance of 97.96 feet, to a point being an angle point in the herein described tract;

North 75 degrees 32 minutes 03 seconds East, a distance of 143.89 feet, to a point being an angle point in the herein described tract;

South 35 degrees 15 minutes 15 seconds East, a distance of 156.21 feet, to a point being an angle point in the herein described tract;

South 72 degrees 23 minutes 50 seconds East, a distance of 68.59 feet, to a point being an angle point in the herein described tract;

North 69 degrees 23 minutes 30 seconds East, a distance of 157.26 feet, to a point being an angle point in the herein described tract;

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North 24 degrees 14 minutes 19 seconds East, a distance of 222.17 feet, to a point being an angle point in the herein described tract;

North 32 degrees 26 minutes 41 seconds East, a distance of 170.51 feet, to a point being an angle point in the herein described tract;

North 42 degrees 42 minutes 42 seconds East, a distance of 119.02 feet, to a point being an angle point in the herein described tract;

North 29 degrees 21 minutes 59 seconds East, a distance of 194.94 feet, to a point being an angle point in the herein described tract;

North 40 degrees 39 minutes 28 seconds East, a distance of 137.95 feet, to a point being an angle point in the herein described tract;

North 68 degrees 32 minutes 34 seconds East, a distance of 97.98 feet, to a point being an angle point in the herein described tract;

South 86 degrees 23 minutes 48 seconds East, a distance of 124.60 feet, to a point being the northeast corner of the portion of said 239.53 acre tract and being the west boundary of a 48.9784 acre tract, as conveyed to CG 7600 LP. by Special Warranty Deed, as recorded in Volume 16372, Page 1400 of the Official Public Records of Bexar County, Texas, having Texas State Plane coordinates of N: 13.633, 12070, E: 2,153,966.78, the northeast corner of the herein described tract;

**Thence**, with the east boundary of the herein described tract and the west boundary of said 48.9784 acre tract, South 00 degrees 49 minutes 33 seconds East, passing the southwest corner of said 48.9784 acre tract, being the northwest corner of Lot 13, Block 1, County Block 4136, as shown on Plat of Weatherford Hilltop Subdivision as recorded in Volume 9645, Pages 143-147 of the Official Public Records of Bexar County, Texas, and continuing along the west boundary of said Lot 13, Block 1, for a total distance of 1776.76 feet, to a found 5/8" iron rod with an aluminum cap stamped "CITY WATER BOARD", being an interior corner of said Lot 13, Block 1 and an angle point in the herein described tract;

**Thence**, continuing along the boundary of said Lot 13, Block 1, South 89 degrees 30 minutes 08 seconds West, a distance of 29.91 feet, to a found 1/2" iron rod being an interior corner of the herein described tract;

**Thence**, continuing along the west boundary of said Lot 13, Block 1, South 01 degrees 03 minutes 29 seconds East, a distance of 1276.97 feet, passing the northwest terminus point of Liedecke Road, a 50' right of way, to a found 1/2" iron rod with an orange plastic cap stamped "BAIN MEDINA BAIN", being a southeasterly corner of this herein described tract;

**Thence**, continuing along the boundary of said Lot 13, Block 1 South 88 degrees 25 minutes 54 seconds West, a distance of 16.68 feet, to a found 1/2" iron rod with an orange plastic cap stamped "BAIN MEDINA BAIN", being an interior corner of the herein described tract;

**Thence**, with the east boundary of the herein described tract and the west boundary of said Lot 13, Block 1, South 00 degrees 40 minutes 08 seconds East, passing a southwesterly corner of said Lot 13, Block 1, being the northwest terminus point of Liedecke Road, a 50-foot wide right of way, for a total distance of 658.34 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being in the easterly boundary of the herein described tract also being the northeast corner of Lot 2, Block 1, County Block 4137, as shown on Plat of Liedecke Road Apartments Subdivision as recorded in Volume 9672, Page 1, of the Official Public Records of Bexar County, Texas;

**Thence**, with a north, west and south boundary of said Lot 2, Block 1, the following eight (8) courses:

North 70 degrees 24 minutes 44 seconds West, a distance of 1501.01 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 00 degrees 41 minutes 43 seconds West, a distance of 160.51 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 21 degrees 02 minutes 03 seconds East, a distance of 561.06 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 49 degrees 22 minutes 40 seconds East, a distance of 240.90 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 77 degrees 56 minutes 00 seconds East, a distance of 179.05 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 69 degrees 25 minutes 59 seconds East, a distance of 210.93 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 67 degrees 06 minutes 54 seconds East, a distance of 394.08 feet, to a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", being an angle point in the herein described tract;

South 70 degrees 04 minutes 23 seconds East, a distance of 323.52 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being on the west right of way line of said Liedecke Road and the east boundary of the herein described tract;

**Thence**, with the easterly boundary of the herein described tract and the west right of way line of said Liedecke Road, South 00 degrees 38 minutes 10 seconds East, a distance of 135.14 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being on the east boundary of the herein described tract and being on the west right of way line of said Liedecke Road, and being the northeast corner of Lot 1, Block 1, County Block 4137, as shown on Plat of Southside I.S.D. Freedom Elementary School Subdivision, as recorded in Volume 9558, Page 102-103 of the Official Public Records of Bexar County, Texas;

**Thence**, leaving the west right of way line of said Liedecke Road, with a northerly and westerly boundary of said Lot 1, Block 1, the following six (6) courses:

North 68 degrees 55 minutes 09 seconds West, a distance of 638.18 feet, to a found 1/2" iron rod with yellow plastic cap stamped "CDS MUERY", being an angle point in the herein described tract;

North 80 degrees 50 minutes 22 seconds West, a distance of 370.09 feet, to a found 1/2" iron rod, being an angle point in the herein described tract;

South 80 degrees 31 minutes 30 seconds West, a distance of 260.61 feet, to a found 1/2" iron rod, being an angle point in the herein described tract;

South 42 degrees 39 minutes 09 seconds West, a distance of 78.67 feet, to a found 1/2" iron rod, being an angle point in the herein described tract;

South 09 degrees 12 minutes 21 seconds East, a distance of 424.01 feet, to a found 1/2" iron rod with yellow plastic cap stamped "CDS MUERY", being an angle point in the herein described tract;

South 15 degrees 46 minutes 27 seconds East, a distance of 87.49 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

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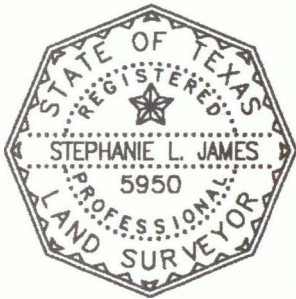
**Thence**, leaving the west boundary of said Lot 1, Block 1, over said 239.53 acre tract the following three (3) courses;

South 45 degrees 02 minutes 00 seconds West, a distance of 229.53 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

North 44 degrees 58 minutes 00 seconds West, a distance of 383.76 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

North 82 degrees 21 minutes 48 seconds West, a distance of 1678.88 feet to the **Point of Beginning**, containing 200.233 acres (8,722,152.320 square feet) of land.

**Note:** Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone Surface Units. An exhibit of even date was prepared for this description.



A handwritten signature in black ink, appearing to read "Stephanie L. James".

Stephanie L. James, R.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2020-10-31      Job No. 20137  
L.V.