

ORDINANCE 2020-12-03-0869

**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 67.798 acres out of CB 4295 from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres.

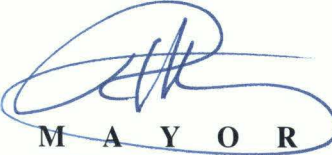
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 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 13, 2020.


PASSED AND APPROVED this 3rd day of December, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

December 03, 2020

Item: Z-12

File Number: 20-6847

Enactment Number:

2020-12-03-0869

ZONING CASE Z-2020-10700239 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres, a total of 67.798 acres out of CB 4295, generally located in the 4000 block of Verano Parkway. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry 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
12/03/2020
Item No. Z-12

Exhibit "A"

**DESCRIPTION FOR
A 59.925 ACRE TRACT**

A **59.925 acre** tract of land situate in the Angel Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, said 59.925 acres being out of the TMM Investments, Ltd. called 306.391 acre tract of land recorded in Volume 14039, Page 153, Official Public Records of Bexar County, Texas, (OPR), more apparently described in Volume 6952, Page 188, Deed Records of Bexar County, Texas (DR), said 59.925 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a plastic cap stamped "CEC", for the northeast corner of this tract, an interior corner of Lot 1, Block 2, of the SWISD Legacy Subdivision, recorded in Volume 9696, Pages 82-85, Deed and Plat Records of Bexar County, Texas (DPR), from which a found 1/2" iron rod, for the southeast corner of a called 33.4226 acre tract of lands conveyed to A.F. and P.A. Reeh Living Trust recorded in Volume 8614, Page 205 OPR, bears N 09° 07' 59" E, a distance of 60.10', for reference;

THENCE, through the interior of said 306.391 acre tract, **along a curve to the left or concave to the southeast**, having a length along the **arc of 1,454.75 feet**, a **radius of 15,840.00 feet**, a **central angle of 5° 15' 43"**, and a **chord bearing and distance of S 28° 13' 32" W for 1,454.24 feet** to a point for the southeast corner of this tract, on the northern right-of-way of Verano Pkwy of said SWISD Legacy Subdivision;

THENCE, N 80° 51' 58" W, along the southern boundary of this tract, the northern right-of-way of Verano Pkwy, a of distance of **358.50 feet** to a found 1/2" iron with plastic cap stamped "CEC" for an angle point of this tract, the northern right-of-way of Watson Road (a variable width right-of-way) conveyed unto Bexar County, Texas, recorded in Document No.20190225976, OPR;

THENCE, along the southern boundary of this tract, the northern right-of-way of Watson Road the following courses and distances:

1. **N 80° 51' 23" W**, a distance of **223.66 feet** to a found 1/2" iron rod with plastic cap stamped "CEC", for an interior corner of this tract, an exterior corner of the right-of-way of Watson Road;
2. **S 09° 24' 56" W**, a distance of **23.37 feet** to a found 1/2" iron rod with plastic cap stamped "CEC", for an exterior corner of this tract, an interior corner of the right-of-way of Watson Road;
3. **N 81° 28' 49"W**, a distance of **320.93 feet** to a found 1/2" iron rod, for an angle point of this tract and the right-of-way of Watson Road;
4. **N 80° 29' 18"W**, a distance of **751.87 feet** to a set KFW for the southwest corner of this tract, from which a found 1/2" iron with plastic cap stamped "CEC" on the northern right-of-way of Watson Road, bears N 80° 29'18" W, a distance of 542.39 feet at a point of curvature of said right-of-way of Watson Road, for reference;

Exhibit "A"

THENCE, N 09° 31' 06" E, through the interior of the remainder of said 306.391 acre tract, a distance of **1,401.26 feet** to a found 1/2" iron rod with plastic cap stamped "MBC" for the northwest corner of this tract, from which a found 1/2" iron rod with plastic cap stamped "CEC", for an exterior corner of said 306.391 acre tract bears N 80°43'36" W, a distance of 773.14 feet, for reference;

THENCE, S 80° 43' 36" E, along the northern boundary of this tract, a southern boundary of said Lot 1, Block 2, a distance of **2,121.31 feet** to **POINT OF BEGINNING**.

CONTAINING: 59.925 acres, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-005
Prepared by: KFW Surveying
Date: October 8, 2020
File: S:\Draw 2020\20-005 Somerset and Watson KB Homes\DOCS



Douglas A. Kramer
10-08-2020

Z2020-10700239



**DESCRIPTION FOR
A 7.873 ACRE TRACT**

A **7.873 acre** tract of land situate in the Angel Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, said 7.873 acres being out of the TMM Investments, Ltd. called 306.391 acre tract of land recorded in Volume 14039, Page 153, Official Public Records of Bexar County, Texas, (OPR), more apparently described in Volume 6952, Page 188, Deed Records of Bexar County, Texas (DR), said 7.873 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a plastic cap stamped "CEC", for the north corner of this tract, an interior corner of Lot 1, Block 2, of the SWISD Legacy Subdivision, recorded in Volume 9696, Pages 82-85, Deed and Plat Records of Bexar County, Texas (DPR), from which a found 1/2" iron rod, for the southeast corner of a called 33.4226 acre tract of lands conveyed to A.F. and P.A. Reeh Living Trust recorded in Volume 8614, Page 205 OPR, bears N 09° 07' 59" E, a distance of 60.10', for reference;

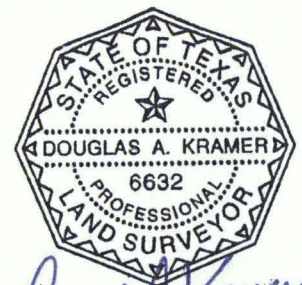
THENCE, S 09° 08' 22" W, along the eastern boundary of this tract, a western boundary of said Lot 1, Block 2, a distance of **1,374.25 feet** to a found 1/2" iron with plastic cap stamped "CEC" for the southeast corner of this tract, the southwest corner of said Lot 1, Block 2, on the northern right-of-way of Verano Pkwy as recorded in said SWIDS Legacy Subdivision;

THENCE, N 80° 51' 58" W, along the southern boundary of this tract, the northern right-of-way of Verano Pkwy, a of distance of **475.52 feet** to a point for the southwest corner of this tract;

THENCE, through the interior of said 306.391 acre tract, **along a curve to the right, concave to the southeast**, having a length along the **arc of 1,454.75 feet**, a **radius of 15,840.00 feet**, a **central angle of 5° 15' 43"**, and a **chord bearing and distance of N 28° 13' 32" E for 1,454.24 feet** to the **POINT OF BEGINNING**.

CONTAINING: 7.873 acres, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

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