

ORDINANCE 2021-04-15-0260

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 89.251 acres out of NCB 10780 from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.

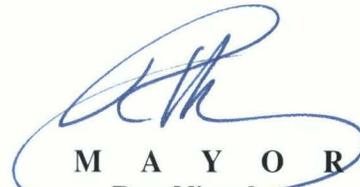
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 April 25, 2021.

PASSED AND APPROVED this 15th day of April, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: Z-11

File Number: 21-2847

Enactment Number:

2021-04-15-0260

ZONING CASE Z-2020-10700291 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600082)

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage 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
04/15/2021
Item No. Z-11

Exhibit “A”

Z-2020-10700291

METES AND BOUNDS DESCRIPTION
FOR

An 89.251 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of the Nepomucino Montoya Survey No. 21, Abstract 469, New City Block 10780, same being out of a called 52.5217 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165073, Official Public Records of Bexar County, Texas, and out of a called 51.53 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165074, said Official Public Records. In all, said 89.251 acre tract being more particularly described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: at a ¼" iron rod found at the intersection of the north line of Alma Drive (a 61 foot wide public right-of-way recorded in Volume 2805, Page 83, Deed and Plat Records of Bexar County, Texas) and the east line of Loop No. 13, aka W.W. White Road (a 100 foot wide public right-of-way as shown by TxDOT Map SAT052101AA), same being the southwest corner of said 51.53 acre tract and this tract;

THENCE: with and along the east line of said Loop No. 13, and the west lines of said 51.53 acre tract and said 52.5217 acre tract North 00° 23' 47" West, 1,044.99 feet to a ½" iron rod found with plastic cap marked "KFW"; and North 00° 40' 27" West, 93.58 feet to a 1" iron rod found at the southwest corner of a 0.818 acre tract conveyed unto Jaime Rios and Pastora Rios by deed executed August 21, 2007 and recorded in Volume 13079, Page 2409, said Official Public Records, same being the northwest corner of said 52.5217 acre tract and this tract;

THENCE: departing the east line of said Loop No. 13, with and along the south lines of said 0.818 acre tract; Tract 4, EDWARD E. ANDERSON PROPERTY, recorded in Volume 5300, Page 27, said Deed and Plat Records; Lot 5, S&H SUBDIVISION, recorded in Volume 5580, Page 116, said Deed and Plat Records; Lot 15, ANTHONY GUAJARDO SUBDIVISION, recorded in Volume 9300, Page 104, said Deed and Plat Records; Lots 25 and 24, ANTHONY GUAJARDO SUBDIVISION UNIT 4, recorded in Volume 9512, Page 29, said Deed and Plat Records; Lot 18, ANTHONY GUAJARDO SUBDIVISION – UNIT 2, recorded in Volume 9400, Page 198, said Deed and Plat Records; a tract of land conveyed unto Rozi Guajardo by deed executed July 27, 2009 and recorded in Volume 14099, Page 1447, said Official Public Records; Lot 21, ANTHONY GUAJARDO SUBDIVISION – UNIT 3, recorded in Volume 9512, Page 57, said Deed and Plat Records; Lot 19, TOPE SUBDIVISION, recorded in Volume 9400, Page 65, said Deed and Plat Records; Lot 29, RAMOS CABINETS SUBDIVISION, recorded in Volume 9575, Page 74, said Deed and Plat Records; Lot 30,

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Exhibit "A"

TALAMANTES SUBDIVISION, recorded in Volume 9623, Page 173, said Deed and Plat Records; a 3.000 acre tract of land conveyed unto Boralis USA, INC by deed executed August 20, 2019 and recorded in Doc. No. 20190165084, said Official Public Records; and Lot 6, GIFFORD SUBDIVISION, recorded in Volume 5870, Page 231, said Deed and Plat Records, and the common north line of said 52.5217 acre tract the following courses:

North 89° 09' 50" East, 671.49 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson", from whence a ½" iron rod found with plastic cap marked "KFW" bears North 04° 53' 41" East, 0.90 feet;

North 89° 37' 40" East, 2,359.58 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" at the common southeast corner of said 3.000 acre tract and the southwest corner of said Lot 6;

And North 89° 53' 40" East, 325.18 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the south line of said Lot 6;

THENCE: departing said south line, over and across said 52.5217 acre tract the following courses:

South 00° 23' 12" East, 535.52 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

North 89° 36' 48" East, 550.65 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

And North 52° 27' 53" East, 141.38 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the west line of Interstate Highway 410 (a variable width public right-of-way shown by TxDOT Map SAT052106AG), same being on the east line of said 52.5217 acre tract;

THENCE: with and along said west right-of-way line, South 03° 25' 16" West, 11.16 feet to a point from whence a Type II TxDOT monument found bears South 85° 09' 25" East, 0.36 feet;

THENCE: continuing with and along said west right-of-way line, South 15° 16' 51" West, at a distance of 110.32 feet, pass a railroad spike found at the common southeast corner of said 52.5217 acre tract and the northeast corner of said 51.53 acre tract, in all, a distance of 262.64 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

THENCE: departing said west right-of-way line, over and across said 51.53 acre tract, the following courses:

North 29° 41' 11" West, 118.06 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

North 85° 19' 23" West, 64.44 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

South 89° 36' 48" West, 469.71 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson";

And South 00° 23' 12" East, 535.52 feet to a ½" iron rod set with plastic cap marked "Pape-Dawson" on the north line of said Alma Drive, same being on the south line of said 51.53 acre tract;

THENCE: South 89° 36' 11" West, 3,355.58 feet to the POINT OF BEGINNING, and CONTAINING 89.251 acres, or 3,887,773 square feet of land more or less. Said tract being described in conjunction with a survey made on the ground and a graphic depiction thereof prepared under job number 9153-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 11, 2020
JOB NO. 9153-20
DOC. ID. N:\Survey20\20-9100\9153-20\Word\9153-20 FN 89.251 AC.docx

