

ORDINANCE 2021-02-04-0086

**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 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261) from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All overlays remain the same).

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and Plat #19-11800363 as **Exhibit "B"** 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.

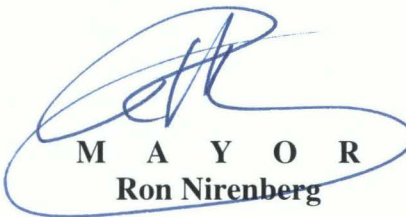
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
02/04/2021  
# Z-16

CASE NO. Z-2020-10700218

080 SECTION 5. This ordinance shall become effective February 14, 2021.


PASSED AND APPROVED this 4<sup>th</sup> day of February, 2021.

  
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

February 04, 2021

**Item: Z-16**

**File Number: 21-1015**

**Enactment Number:**

**2021-02-04-0086**

ZONING CASE Z-2020-10700218 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same) on 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261), generally located in the 800 block of West Rhapsody Drive. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

**Absent:** 1 Perry

SG  
02/04/2021  
Item No. Z-16

# Exhibit “A”

Z-2020-10700218

METES AND BOUNDS DESCRIPTION

Exhibit A

September 25, 2018

Being a 1.478 acre (64,381.68 SQFT) tract of land out of Lots 9 and 10, Block 2, New City Block 17261, Westport Business Center Subdivision, recorded in Volume 9505, Page 49 of the Deed and Plat Records of Bexar County, Texas, and being the same property described in the deed recorded in Volume 16718, Page 43 of the Real Property Records of Bexar County, Texas, said 1.478 acre (64,381.68 SQFT) tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the northerly Right-of-way line of West Rhapsody Drive for a southwesterly corner of the herein described tract, said 1/2" iron rod set being North 86° 14' 12" East, 147.20 feet along said northerly Right-of-way line of West Rhapsody Drive from a 1/2" iron rod found for the southwesterly corner of said lot 9;

THENCE, North 03° 12' 34" West, 613.43 feet across said lot 9 to a 1/2" iron rod set in the northwesterly line of said lot 9 for a northwesterly corner of the herein described tract;

THENCE, North 41° 49' 07" East, 132.49 feet along the northwesterly line of said lot 9 and 10 to a 1/2" iron rod set for the most northerly corner of the herein described tract;

THENCE, South 49° 04' 10" East, 23.33 feet along the northeasterly line of said lot 10 to a 1/2" iron rod set for the northerly corner of lot 901, P.K. Subdivision recorded in Volume 9645, Page 107, Deed and Plat Records, Bexar County Texas and the northeasterly corner of the herein described tract;

THENCE, South 00° 58' 47" East, 696.65 feet along the westerly line of lot 901 and lot 24 of the said PK Subdivision to a 1/2" iron rod found for the northerly right-of-way line of said West Rhapsody Drive and the southwesterly corner of said lot 24 and a southeasterly corner of the herein described tract;

THENCE, 64.00 feet along said northerly Right-of-way line of said West Rhapsody Drive by a circular to the left having the following parameters:

Radius: 330.00 feet  
Chord Bearing: North 88° 16' 42" West  
Chord Distance: 63.90 feet

to a 1/2" iron rod found;

THENCE, South 86° 14' 12" West, 19.71 feet along said northerly Right-of-way line of said West Rhapsody Drive to the POINT OF BEGINNING.

Stephen G. Cook  
Registered Professional Land Surveyor  
TBPLS Firm # 10005400  
TBPE Firm # F-184

SGCE # 999-778-421

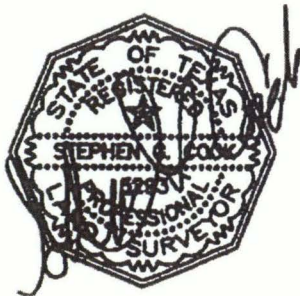


Exhibit "A"

SG  
02/04/2021  
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# Exhibit “B”

Z-2020-10700218

Exhibit B

PLAT NUMBER 19-11800363

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
DISTRICT SENIOR CENTER



**DISCLAIMER/COVENANTS**  
THESE COVENANTS ARE INTENDED TO BE ENFORCED IN ADDITION TO THE COVENANTS AND RESTRICTIONS SET FORTH IN THE ORIGINAL PLAT...  
**WARRANTY**  
THE ENGINEER AND SURVEYOR WARRANT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF...

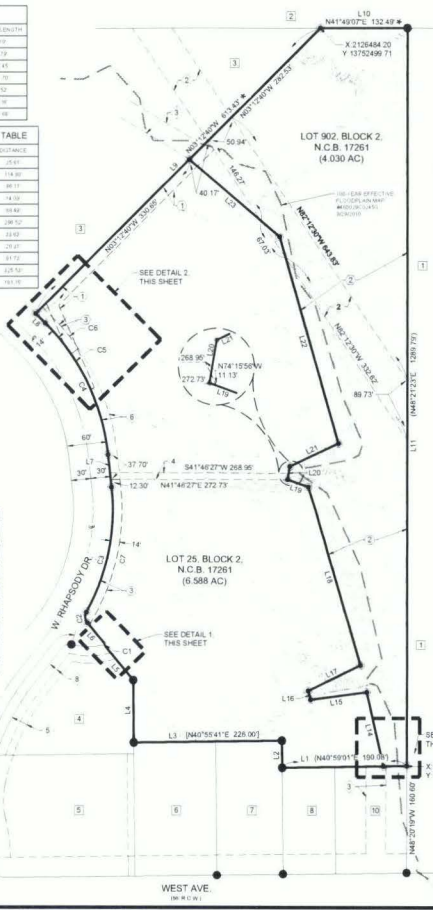
**CURVE TABLE**

CURVE NO.	DELTA	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	115.18	S88.40W	1.26	N107.00E	1.70
C2	59.94	S71.32	1.72	N82.00E	2.32
C3	104.81	S29.52	2.51	N71.44W	3.43
C4	107.27	S29.52	2.51	N71.44W	3.43
C5	104.81	S29.52	2.51	N71.44W	3.43
C6	104.81	S29.52	2.51	N71.44W	3.43
C7	107.27	S29.52	2.51	N71.44W	3.43

**FLOODPLAIN EASEMENT TABLE**

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N40°15'00"E	188.62	L11	N40°15'00"E	188.62
L2	N40°15'00"E	40.20	L12	N40°15'00"E	40.20
L3	S40°15'00"E	129.87	L13	S40°15'00"E	129.87
L4	S40°15'00"E	14.38	L14	S40°15'00"E	14.38
L5	N40°15'00"E	69.81	L15	N40°15'00"E	69.81
L6	N40°15'00"E	43.22	L16	N40°15'00"E	43.22
L7	N40°15'00"E	49.78	L17	N40°15'00"E	49.78
L8	S40°15'00"E	102.84	L18	S40°15'00"E	102.84
L9	N40°15'00"E	67.30	L19	N40°15'00"E	67.30
L10	S40°15'00"E	110.80	L20	S40°15'00"E	110.80
L11	N40°15'00"E	129.87	L21	N40°15'00"E	129.87
L12	S40°15'00"E	14.38	L22	S40°15'00"E	14.38

**KEYNOTES**  
1. TO BE PLACED AT THE CORNER OF THE LOT...  
2. TO BE PLACED AT THE CORNER OF THE LOT...  
3. TO BE PLACED AT THE CORNER OF THE LOT...  
4. TO BE PLACED AT THE CORNER OF THE LOT...  
5. TO BE PLACED AT THE CORNER OF THE LOT...  
6. TO BE PLACED AT THE CORNER OF THE LOT...  
7. TO BE PLACED AT THE CORNER OF THE LOT...  
8. TO BE PLACED AT THE CORNER OF THE LOT...



**LEGEND**  
1. UNPLATTED (UNDER RANCH FARM)...  
2. UNPLATTED (UNDER RANCH FARM)...  
3. REMAINDER PORTION OF LOT 12...  
4. LOT 14 BLOCK 2 N.C.B. 17261...  
5. LOT 14 BLOCK 2 N.C.B. 17261...  
6. LOT 14 BLOCK 2 N.C.B. 17261...  
7. LOT 14 BLOCK 2 N.C.B. 17261...  
8. LOT 14 BLOCK 2 N.C.B. 17261...

**DEED AND PLAT RECORDS**  
1. DEED AND PLAT RECORDS...  
2. DEED AND PLAT RECORDS...  
3. DEED AND PLAT RECORDS...  
4. DEED AND PLAT RECORDS...  
5. DEED AND PLAT RECORDS...  
6. DEED AND PLAT RECORDS...  
7. DEED AND PLAT RECORDS...  
8. DEED AND PLAT RECORDS...

**STATE OF TEXAS**  
COUNTY OF BEXAR

**NOTARY PUBLIC**  
I, \_\_\_\_\_, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me and that the same has been duly recorded in the public records of the County of Bexar, State of Texas.

**NOTARY PUBLIC**  
I, \_\_\_\_\_, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me and that the same has been duly recorded in the public records of the County of Bexar, State of Texas.

**DETAIL 1**  
N.T.S.  
FOUND MAGNAN  
N40°15'00"E 188.62  
S40°15'00"E 129.87  
N40°15'00"E 69.81  
S40°15'00"E 14.38  
N40°15'00"E 43.22  
N40°15'00"E 49.78  
S40°15'00"E 102.84  
N40°15'00"E 67.30  
S40°15'00"E 110.80  
N40°15'00"E 129.87  
S40°15'00"E 14.38

**DETAIL 2**  
N.T.S.  
N40°15'00"E 188.62  
S40°15'00"E 129.87  
N40°15'00"E 69.81  
S40°15'00"E 14.38  
N40°15'00"E 43.22  
N40°15'00"E 49.78  
S40°15'00"E 102.84  
N40°15'00"E 67.30  
S40°15'00"E 110.80  
N40°15'00"E 129.87  
S40°15'00"E 14.38

**DETAIL 3**  
N.T.S.  
N40°15'00"E 188.62  
S40°15'00"E 129.87  
N40°15'00"E 69.81  
S40°15'00"E 14.38  
N40°15'00"E 43.22  
N40°15'00"E 49.78  
S40°15'00"E 102.84  
N40°15'00"E 67.30  
S40°15'00"E 110.80  
N40°15'00"E 129.87  
S40°15'00"E 14.38

Exhibit "B"