

ORDINANCE 2021-04-15-0262

**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 33.296 acres out of CB 4295 from "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland 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 April 25, 2021.


**PASSED AND APPROVED** this 15<sup>th</sup> 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

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**Item: Z-14**

**File Number: 21-2488**

**Enactment Number:**

**2021-04-15-0262**

ZONING CASE Z-2021-10700004 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.4225 acres out of CB 4295, generally located in the 12000 block of Somerset Road. Staff and Zoning Commission recommend Approval.

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-14

# Exhibit "A"



METES AND BOUNDS DESCRIPTION  
FOR A 33.296 ACRE TRACT OF LAND

Being a 33.296 acre tract of land located in the A. Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, being that same land called 33.4225 acres, recorded in Document No. 20140035289, Official Public Records, Bexar County, Texas, said 33.296 acre tract of land being more particularly described as follows:

BEGINNING at a found 5/8 inch iron pin (disturbed) in the East right of way line of Somerset Road for the Southwest corner of a called 1269.456 acre tract, recorded in Document No. 20110023573, Official Public Records, Bexar County, Texas, Same point being the Southeast corner of a called 0.050 acre Highway right of way taking, County of Bexar, recorded in Volume 2795, Page 575, the Northeast corner of a called 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, and the Northeast corner of the aforementioned called 33.4225 acre tract, recorded in Document No. 20140035289, Official Public Records, Bexar County, Texas;

THENCE departing the East right of way line of Somerset Road, with the South line of said 1269.456 acre tract, S 81°12'16" E, a distance of 2704.71 feet to a 3" cedar fence post in the South line of said 1269.456 acre tract for the Northwest corner of a called 198.891 acre tract, "Tract 1", recorded in Document No. 20100231464, Official Public Records, Bexar County, Texas, same point being the Northeast corner of the herein described tract;

THENCE departing the South line of said 1269.456 acre tract, with the West line of said 198.891 acre tract, "Tract 1", S 14°49'51" W, a distance of 552.65 feet to a found 5/8" iron pin for the Northeast corner of a called 33.4226 acre tract, "Tract B", recorded in Document No. 20050161887, Official Public Records, Bexar County, Texas, same point being the Southeast corner of the herein described tract;

THENCE departing the West line of said 198.891 acre tract, "Tract 1", with the North line of said 33.42266 acre tract, "Tract B", N 80°27'57" W, a distance of 2765.99 feet to a set 1/2" iron pin with cap "HMT" in the East line of Somerset Road, same line being the East line of the aforementioned 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, for the Northwest corner of said 33.42266 acre tract, "Tract B", same point being the Southwest corner of the herein described tract;

THENCE departing the North line of said 33.42266 acre tract, "Tract B", with the East line of said 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, and the East line of Somerset Road, the following three (3) calls:

1. N 26°09'12" E, a distance of 183.00 feet to a found 1/2" iron pin for a corner, and the beginning of a curve;
2. With the arc of a curve to the left, having a radius of 1440.90 feet, an arc length of 270.30 feet and a chord bearing N 20°41'51" E, a distance of 269.90 feet to a found 1/2" iron pin for a corner;
3. N 15°32'31" E, a distance of 75.69 feet to the POINT OF BEGINNING, containing 33.296 acres of land in Bexar County, Texas.

Exhibit "A"



290 S. Castell Avenue, Ste. 100  
New Braunfels, TX 78130  
(830) 625-8555  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Written December 7th, 2020.

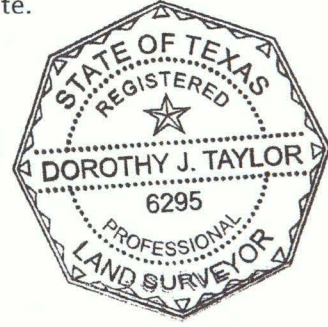
Reference survey of said 33.296 acre tract of land prepared this same date.

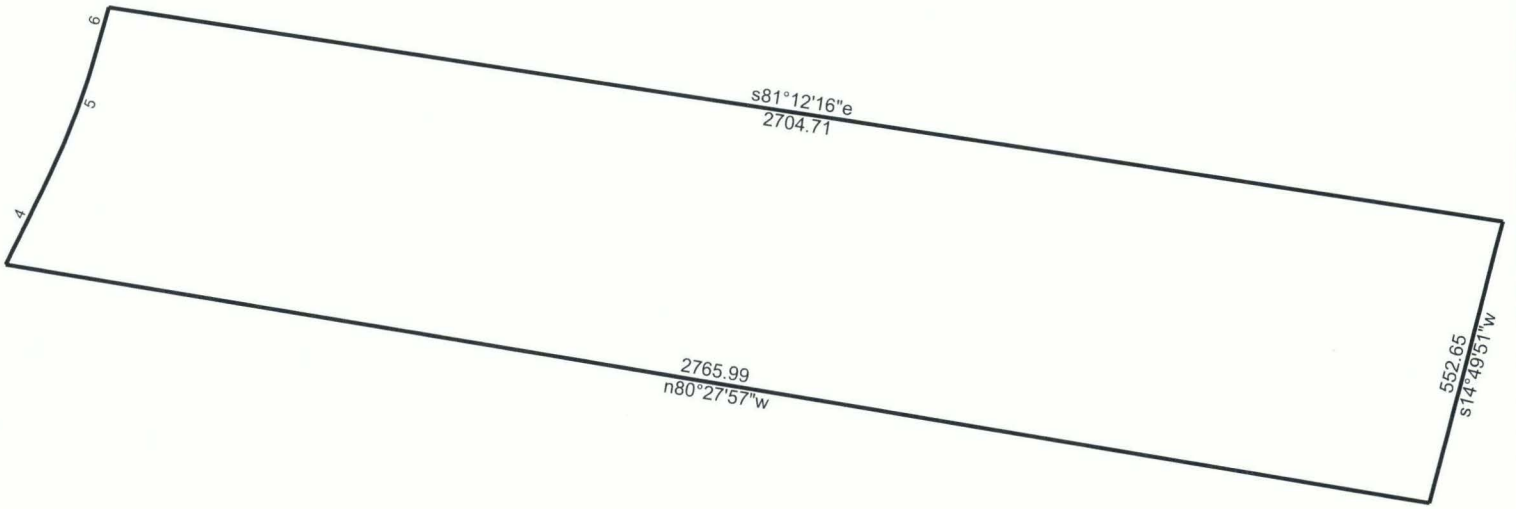
Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

12-7-20

S:\!Projects\337 - Lennar Homes\024 - 33 Acres on Somerset Road ALTA\M&B\33.296 AC..docx





4/9/2021

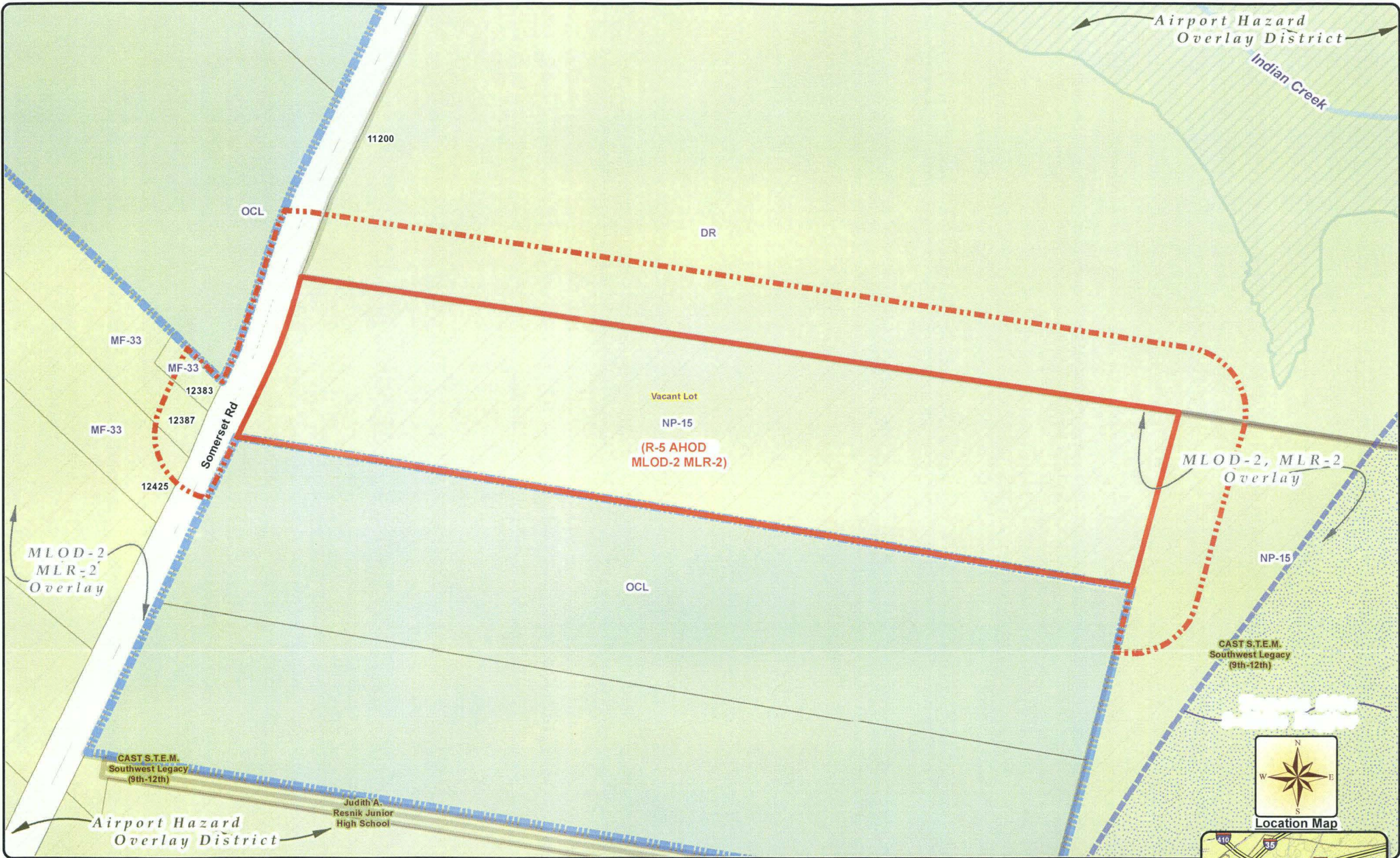
Scale: 1 inch= 368 feet

File:

Tract 1: 33.2962 Acres, Closure: n87.2932e 0.01 ft. (1/999999), Perimeter=6552 ft.

- 01 s81.1216e 2704.71
- 02 s14.4951w 552.65
- 03 n80.2757w 2765.99
- 04 n26.0912e 183.00
- 05 Lt, r=1440.90, chord=n20.4151e 269.90
- 06 n15.3231e 75.69





# Zoning Case Notification Plan

## Case Z-2021-10700004

Council District: 4  
 School District: Southwest I.S.D.  
 Scale: 1" approx. = 400 Feet  
 Subject Property Legal Description(s): CB: 4295 - LOT: P-32C ABS 12

### Legend

Subject Property(ies)	33.2960 Acres	Creek / River Region	
200 Ft. Notification Area		City Limits	
Single Family Residential	1R	Corridor Overlay	
Current Land Use Description	TEXT	ERZD Region	
Current Zoning	TEXT	MLOD Region	
Requested Zoning Change	(TEXT)	AHOD Region	



Location Map



ITSD GIS Data Senior Analyst: Rudolph R. Martinez  
 City of San Antonio - Development Services Dept.  
 Case Manager: Michael Pepe  
 Date: 1/20/2021

Note: All Current and Requested Zoning includes AHOD / MLOD-2 / MLR-2 Overlay Districts