

ORDINANCE 2019-08-22-0681

**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 on 135.092 acres out of CB 4301 from “MI-1 S MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial 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 122.092 acres; “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres; and, “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 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.

SG/lj  
08/22/2019  
# Z-14


CASE NO. Z-2019-10700014

**SECTION 5.** This ordinance shall become effective September 1, 2019.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of August, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23 )</b>						
<b>Date:</b>	08/22/2019						
<b>Time:</b>	03:57:11 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700014 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial 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 122.092 acres, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres, on 135.092 acres out of CB 4301, located at 11893 Fischer Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600002)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6				x		
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj  
08/22/2019  
# Z-14

# EXHIBIT “A”

# Westwood

COUNTY OF BEXAR  
STATE OF TEXAS

122.092 ACRE TRACT  
RESIDENTIAL

PROJ. NO. 15142.00  
JANUARY 4, 2019

***METES AND BOUNDS DESCRIPTION of a 122.092 acre tract of land situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records; in all, said 122.092 acre tract being more particularly described as follows:***

***COMMENCING*** at a ½" iron rod found on the southeast line of Interstate Highway 35 (a variable width right-of-way, minimum 300 feet) as shown by TXDOT ROW Strip Map CSJ 17-3-29 IH35 coincident with the west corner of Lot 1, Block 4 as shown by plat of D. Castro Subdivision recorded in Volume 9560, Page 137, Bexar County Deed and Plat Records and the north corner of said 135.090 acre tract;

***THENCE***, along the northeast line of said 135.090 acre tract, South 35° 52' 01" East, pass the common south corner of said Lot 1, and a west corner of a portion of property originally used as Fischer Road, in all a total distance of 914.79 feet to a point for the northeast corner and the ***POINT OF BEGINNING*** of the herein described tract of land;

***THENCE***, continuing along the northeast line of said 135.090 acre tract, the southwest line of current Fischer Road, the following courses:

South 35° 52' 01" East, 312.34 feet to a ½" iron rod found,  
South 27° 50' 47" East, 196.91 feet to a ½" iron rod found (Precision cap),  
South 19° 47' 25" East, 366.52 feet, and

South 27° 24' 50" East, 7.25 feet to a point at the northeast corner of a 20' private road for the east corner of said 135.090 acre tract and the herein described tract of land,

***THENCE***, along the southeast line of said 135.090 acre tract, the northwest line of said 20' private road, South 54° 08' 37" West, 1,547.30 feet to a ½" iron rod found and South 54° 16' 52" West, 2,237.78 feet to a point at the common east corner of a 10.000 acre tract conveyed unto Jose Torres by warranty deed recorded in Volume 17251, Page 695, said Official Records and the south corner of said 135.090 acre tract and the herein described tract of land;

***THENCE***, along the southwest line of said 135.090 acre tract, North 35° 50' 32" West, 1,258.90 feet to a point on the southeast line of said Interstate Highway 35 coincident with the north corner of said 10.000 acre tract and the west corner of said 135.090 acre tract and the herein described tract of land and the beginning of a non-tangent curve to the left;

***THENCE***, along the southeast line of said Interstate Highway 35, the following courses:

Along the arc of said curve with an arc length of 880.69 feet, a radius of 11,609.20 feet a delta of 4° 20' 48" and a chord bearing and distance of 47° 10' 35" East, 880.48 feet to a TXDOT Type I monument,

# Westwood

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North 44° 58' 07" East, 860.46 feet to a TXDOT Type II monument,  
North 49° 15' 29" East, 200.41 feet to a TXDOT Type II monument,  
North 44° 57' 24" East, 344.49 feet to a TXDOT Type II monument,

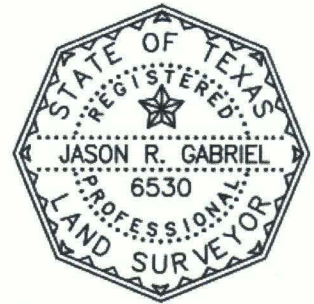
North 50° 16' 27" East, 200.96 feet to a TXDOT Type II monument,  
North 55° 27' 22" East, 414.13 feet a TXDOT Type II monument, and  
North 44° 57' 32" East, 378.85 feet to a point,

**THENCE**, across said 135.090 acre tract, South 35° 52' 01" East, 778.30 and North 54° 07' 59" East, 662.82 feet to the **POINT OF BEGINNING**.

Containing in all, 5,318,336 square feet or 122.092 acres of land.

Bearings referenced herein are based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This political metes and bounds description is based on an on-the-ground survey of the original 135.090 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 5, 2019 and a proposed partition of land provided by UP Engineering. This description shall not be used for conveyance nor construction purposes whatsoever.



A handwritten signature in black ink, appearing to read "Jason R. Gabriel".

Jason R. Gabriel, RPLS  
Texas No. 6530

# Westwood

COUNTY OF BEXAR  
STATE OF TEXAS

3.527 ACRE TRACT  
COMMERCIAL

PROJ. NO. 15142.00  
JANUARY 4, 2019

**METES AND BOUNDS DESCRIPTION of a 3.527 acre tract of land situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records; in all, said 3.527 acre tract being more particularly described as follows:**

**BEGINNING** at a ½" iron rod found on the southeast line of Interstate Highway 35 (a variable width right-of-way, minimum 300 feet) as shown by TXDOT ROW Strip Map CSJ 17-3-29 IH35 coincident with the west corner of Lot 1, Block 4 as shown by plat of D. Castro Subdivision recorded in Volume 9560, Page 137, Bexar County Deed and Plat Records and the north corner of said 135.090 acre tract and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, along the northeast line of said 135.090 acre tract, South 35° 52' 01" East, pass the common south corner of said Lot 1, and a west corner of a portion of property originally used as Fischer Road, in all a total distance of 397.13 feet to a point for the east corner of the herein described tract of land;

**THENCE**, across said 135.090 acre tract, the following courses:

South 54° 07' 59" West, 283.55 feet,  
North 35° 52' 01" West, 61.52 feet,  
South 54° 17' 08" West, 175.00 feet, and

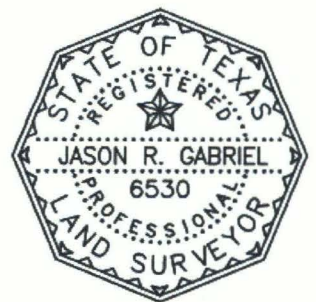
North 35° 42' 52" West, 252.23 feet to a point on the southeast line of said Interstate Highway 35, the northwest line of said 135.090 acre tract for the west corner of the herein described tract of land;

**THENCE**, along the southeast line of said Interstate Highway 35, North 40° 56' 03" East, 123.37 feet to a TXDOT Type II monument and North 44° 55' 34" East, 342.18 feet to the **POINT OF BEGINNING**.

Containing in all, 153,644 square feet or 3.527 acres of land.

Bearings referenced herein are based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This political metes and bounds description is based on an on-the-ground survey of the original 135.090 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 5, 2019 and a proposed partition of land provided by UP Engineering. This description shall not be used for conveyance nor construction purposes whatsoever.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel".

Jason R. Gabriel, RPLS  
Texas No. 6530

# Westwood

COUNTY OF BEXAR  
STATE OF TEXAS

9.473 ACRE TRACT  
MULTI-FAMILY

PROJ. NO. 15142.00  
JANUARY 4, 2019

**METES AND BOUNDS DESCRIPTION of a 9.473 acre tract of land situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records; in all, said 9.473 acre tract being more particularly described as follows:**

**COMMENCING** at a ½" iron rod found on the southeast line of Interstate Highway 35 (a variable width right-of-way, minimum 300 feet) as shown by TXDOT ROW Strip Map CSJ 17-3-29 IH35 coincident with the west corner of Lot 1, Block 4 as shown by plat of D. Castro Subdivision recorded in Volume 9560, Page 137, Bexar County Deed and Plat Records and the north corner of said 135.090 acre tract;

**THENCE**, along the northeast line of said 135.090 acre tract, South 35° 52' 01" East, pass the common south corner of said Lot 1, and a west corner of a portion of property originally used as Fischer Road, in all a total distance of 397.13 feet to a point for the east corner and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, continuing along the northeast line of said 135.090 acre tract, the southwest line of said original Fischer Road and current Fischer Road, South 35° 52' 01" East, 517.66 feet to a point for the east corner of the herein described tract of land;

**THENCE**, across said 135.090 acre tract, South 54° 07' 59" West, 662.82 feet, and North 35° 52' 01" West, 778.30 feet to a point on the southeast line of said Interstate Highway 35, the northwest line of said 135.090 acre tract for the west corner of the herein described tract of land;

**THENCE**, along the southeast line of said Interstate Highway 35, the following courses:

North 44° 57' 32" East, 30.96 feet to a TXDOT Type II monument,  
North 37° 03' 41" East, 111.65 feet to a TXDOT Type II monument, and  
North 40° 56' 03" East, 69.48 feet to a point,

**THENCE**, across said 135.090 acre tract, the following courses:

South 35° 42' 52" East, 252.23 feet  
North 54° 17' 08" East, 175.00 feet,  
South 35° 52' 01" East, 61.52 feet, and  
North 54° 07' 59" East, 283.55 feet to the **POINT OF BEGINNING**.

Containing in all, 412,651 square feet or 9.473 acres of land.

Bearings referenced herein are based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).



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This political metes and bounds description is based on an on-the-ground survey of the original 135.090 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 5, 2019 and a proposed partition of land provided by UP Engineering. This description shall not be used for conveyance nor construction purposes whatsoever.



A handwritten signature in black ink, appearing to read "Jason R. Gabriel", is written over the seal.

Jason R. Gabriel, RPLS  
Texas No. 6530