

ORDINANCE 2021-05-06-0315

**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 123.9 acres out of CB 4296 and CB 4298 from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use 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.

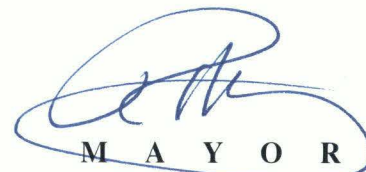
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A "MXD" Mixed Use District site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective May 16, 2021.

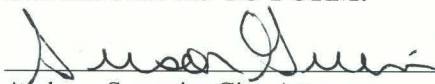
PASSED AND APPROVED this 6th day of May, 2021.


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

May 06, 2021

Item: Z-6

File Number: 21-2927

Enactment Number:

2021-05-06-0315

ZONING CASE Z-2021-10700003 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. 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: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
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Exhibit “A”

FIELD NOTES FOR A 123.9 ACRE TRACT OF LAND

A **123.9 acre** tract of land, out of the Cruz Landin Survey No. 46, Abstract 421, County Block 4298, and the Joseph Jordan Survey No. 45, Abstract 374, County Block 4296, Bexar County, Texas and being the remaining portion of a called 130 acre tract of land as described in Volume 1498 Page 250, all of a called 31.52 acre tract of land as described in Volume 14362 Page 983, the remaining portion of a called 62.8 acre tract of land as described in Volume 4819 Page 1850, and all of a called 4 acre tract of land as described in Volume 2489 Page 329, all of the Official Public Records of Bexar County, Texas. Said **123.9 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "RPLS 4724" in the north right-of-way line of Watson Road, a variable width right-of-way, for the southwest corner of a 30' R.O.W. Dedication as shown on the Watson Road Subdivision Plat of record in Volume 9701 Page 143 of the Deed and Plat Records of Bexar County, Texas, in the southerly line of said 130 acre tract, for the most southerly southeast corner of said 31.52 acre tract and the tract described herein;

THENCE: N 80° 52' 59" W, with the north right-of-way line of Watson Road, and southerly line of said 130 acre tract and said 31.52 acre tract, a distance of **666.60 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the east corner of a called 0.164 acre tract of land as conveyed to Bexar County of record in Volume 7781 Page 275 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

THENCE: With the north right-of-way line of Watson Road and the north lines of said 0.164 acre tract, the following two (2) courses:

1. **N 78° 28' 11" W**, a distance of **502.06 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein, and
2. **N 80° 45' 11" W**, a distance of **110.32 feet** to a found $\frac{1}{2}$ " iron rod at the southeast corner of a called 3.00 acre tract of land as described in Volume 19072 Page 726 of the Official Public Records of Bexar County, Texas, in the west line of said 130 acre tract and for the southwest corner of the tract described herein;

THENCE: N 08° 30' 08" E, with the west line of said 130 acre tract and the east line of said 3.00 acre tract, a distance of **716.76 feet** to a found $\frac{1}{2}$ " iron rod for the northeast corner of said 3.00 acre tract, in the east line of a called 160.70 acre tract of land as conveyed to Septimus Ranch, Ltd., of record in Document No. 20120254354 of the Official Public Records of Bexar County, Texas, and being out of that certain tract of land as described as 200.7 acre tract of land of record in Volume 429 Page 430 of the Deed Records of Bexar County, Texas and an angle of the tract described herein:

THENCE: N 09° 24' 10" E, with the east line of said 200.7 acre tract and the west line of said 130 acre tract, a distance of **2166.68 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the south line of a called 56.201 acre tract of land as described in Volume 5046 Page 773 of the Official Public Records of Bexar County, Texas, at the northeast corner of said 200.7 acre tract, for the northwest corner of said 130 acre tract and the tract described herein, from which a found 1" iron pipe in the north line of said 200.7 acre tract and for the southwest corner of said 56.201 acre tract bears, N 80° 52' 03" W, a distance of 481.13 feet;

THENCE: S 80° 52' 03" E, with the north line of said 130 acre tract and the south line of said 56.201 acre tract, a distance of **360.64 feet** to a found $\frac{5}{8}$ " iron rod for the southeast corner of said 56.201 acre tract, the southwest corner of a called 66.00 acre tract of land as described in Volume 5046 Page 777 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

Exhibit "A"

THENCE: S 80° 44' 15" E, with the south line of said 66.00 acre tract and the north line of said 130 acre tract and said 31.52 acre tract, a distance of **898.34 feet** to a found ½" iron rod at the southeast corner of said 66.00 acre tract, at the southwest corner of a called 100 acre tract of land as described in Volume 562 Page 464 of the Deed Records of Bexar County, Texas and for an angle of the tract described herein;

THENCE: S 81° 31' 54" E, with the north line of said 130 acre tract and said 31.52 acre tract, and the south line of said 100 acre tract, a distance of **134.85 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 4724" for the northeast corner of said 31.52 acre tract, in the north line of said 62.8 acre tract and for an angle of the tract described herein;

THENCE: S 80° 48' 11" E, with the south line of said 100 acre tract, and the north line of said 62.8 acre tract and said 130 acre tract, a distance of **554.57 feet** to a found ½" iron rod at the northwest corner of a called 43.64 acre tract of land as described in Document No. 20070020634 of the Official Public Records of Bexar County, Texas, at the northeast corner of said 130 acre tract and said 62.8 acre tract, at the north end of a Boundary Line Agreement of record in Volume 12645 Page 1403 of the Official Public Records of Bexar County, Texas, and for the northeast corner of the tract described herein;

THENCE: S 08° 46' 02" W, with said Boundary Line Agreement, a distance of **1412.48 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 5482" at the southwest corner of a called 17.02 acre tract of land as described in Document No. 20110075123 of the Official Public Records of Bexar County, Texas, at the northwest corner of a called 6.76 acre tract of land as described in Document No. 20170112382 of the Official Public Records of Bexar County, Texas, in the east line of said 130 acre tract and said 62.8 acre tract, and for an angle of the tract described herein;

THENCE: S 09° 24' 57" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 6.76 acre tract, a distance of **381.12 feet** to a found ½" iron rod for the southwest corner of said 6.76 acre tract, the northwest corner of a called 4.00 acre tract of land as described in Document No. 20160185696 of the Official Public Records of Bexar County, Texas and for an angle of the tract described herein;

THENCE: S 09° 24' 25" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 4.00 acre tract, a distance of **349.31 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 5482" at a southwest corner of said 4.00 acre tract, the northwest corner of a called 1.1327 acre tract of land as described in Volume 7192 Page 1548 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

THENCE: S 09° 40' 04" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 1.1327 acre tract, a distance of **287.54 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the northeast corner of a called 2.0 acre tract of land as described in Volume 6310 Page 684 of the Official Public Records of Bexar County, Texas, in the west line of a called 2.986 acre tract of land as described in Volume 1495 Page 684 of the Official Public Records of Bexar County, Texas, for the southeast corner of said 62.8 acre tract and the tract described herein;

THENCE: S 83° 43' 48" W, with the south line of said 62.8 acre tract and the north line of said 2.0 acre tract, a distance of **196.97 feet** to a found ½" iron rod in the east line of Lot 2, Block 4 of said Watson Road Subdivision, for the northwest corner of said 2.0 acre tract, for a southerly exterior corner of said 62.8 acre tract and the tract described herein;

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THENCE: With the common lines between said 62.8 acre tract, said 31.52 acre tract and said Watson Road Subdivision, the following three (3) courses:

1. **N 10° 33' 51" E**, a distance of **46.91 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of the tract described herein,
2. **S 83° 48' 56" W**, a distance of **525.54 feet** to a found ½" iron rod for an interior corner of the tract described herein, and
3. **S 05° 32' 03" W**, a distance of **329.31 feet** to the **POINT OF BEGINNING** and containing **123.9 acres** of land situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the week of August 27, 2019. Portions of referenced boundary are described in the records by varas, a 2.7778/us survey foot conversion was used for purposes of this survey.



Job # 19-4086 123.9 Acres

Date: October 10, 2019

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Exhibit “B”

LEGEND

- R4
- R5
- R6
- MF18
- MF18 (T) - TOWNHOME
- OFFICE (C-2)
- COMMERCIAL (C-2)
- TRAILS
- BIKE LANE ROAD

MIXED USE BREAKDOWN

USE	ACRES	LOTS/UNITS
R.O.W.	18.75	-
COMMERCIAL	5.27	-
OFFICE	1.6	-
MULTIFAMILY	11.22	201
MULTIFAMILY - TOWNHOME	2.71	48
AMENITY CENTER	1	-
R4 RESIDENTIAL	21.78	197
R5 RESIDENTIAL	18.14	146
R6 RESIDENTIAL	16.5	97
GREEN SPACE, PARKS	26.98	-



CAMINO REAL SUBDIVISION
 CONCEPTUAL COMMUNITY DEVELOPMENT PLAN

Exhibit "B"

