

ORDINANCE 2021-05-06-0313

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 31.128 acres out of CB 5161 from "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (All Overlays Remain the Same).

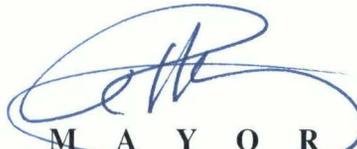
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 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:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

May 06, 2021

Item: Z-4

File Number: 21-2951

Enactment Number:

2021-05-06-0313

ZONING CASE Z-2021-10700019 (Council District 3): Ordinance amending the Zoning District Boundary from "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (All Overlays Remain the Same) on 31.1280 acres out of CB 5161, located at 10891 Southton 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
05/06/2021
Item No. Z-4

Exhibit “A”



METES AND BOUNDS DESCRIPTION
FOR
Tract 1

A 31.128 acre, or 1,355,931 square feet more or less, tract of land being that same 32.38 acre tract, Tract 1, conveyed to Southton RE, LLC in Special Warranty Deed recorded in Volume 18522, Page 71 of the Official Public Records of Bexar County, Texas, situated in the J.W. Linsley Survey No. 98, Abstract 738, County Block 5161, Bexar County, Texas. Said 31.128 acre tract being more fully 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 set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of Southton Road, a 60-foot right-of-way, the northeast corner of a 21.34 acre tract recorded in Volume 11832, Page 398 Official Public Records of Bexar County, Texas, a southeast corner of said 32.38 acre tract, for the POINT OF BEGINNING of the herein described tract from which a found iron rod with a cap marked "Pollock" bears S 00°29'08", a distance of 1095.24 feet;

THENCE: Departing the west right-of-way line of said Southton Road, along and with the common boundary line of said 21.34 acre tract and said 32.38 acre tract, the following bearings and distances:

S 89°39'21" W, a distance of 798.94 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 00°00'42" E, a distance of 303.89 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 01°45'42" E, a distance of 221.96 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 89°09'31" W, a distance of 312.36 feet to a found iron rod on the east right-of-way line of Railroad a variable width right-of-way, a northwest corner of said 21.34 acre tract;

THENCE: Along and with the common boundary line of said Railroad and said 32.38 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 50°05'05" W, a radius of 2944.79 feet, a central angle of 03°44'54", a chord bearing and distance of N 41°47'22" W, 192.62 feet, for an arc length of 192.65 feet to a found iron rod marked with a cap marked "Brittain";

N 43°26'24" W, a distance of 898.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 43°26'24" W, a distance of 407.23 feet to a found iron rod, the northwest corner of said 32.38 acre tract and on the south line of a 63.40 acre tract recorded in Volume 17743, Page 1435 of the Official Public Records of Bexar County, Texas from which a found ½" iron rod bears N 89°31'09" W, a distance of 180.48 feet;

THENCE: N 89°44'58" E, along and with the common boundary line of said 32.38 acre tract and said 63.40 acre tract, a distance of 696.46 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 89°17'20" E, along and with the common boundary line of said 32.38 acre tract and said 63.40 acre tract, at a distance of 787.93 feet passing a found ½" iron rod, the southeast corner of said 63.40 acre tract, the southwest corner of a called 10 acre tract recorded, described as a 9.96 acre tract in Volume 10211, Page 349 of the Official Public Records of Bexar County, Texas continuing along and with the common boundary line of said 10 acre tract and said 32.38 acre tract, a total distance of 1439.60 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west right-of-way line of said Southton Road;

THENCE: S 00°32'57" W, along and with the common boundary line of said Southton and said 32.38 acre tract, a distance of 577.37 feet to the POINT OF BEGINNING and containing 31.128 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9219-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 18, 2017
JOB NO. 9219-17
DOC. ID. N:\Survey17\17-9200\9219-17\Word\9219-17 MB 31.128 AC.docx



G. E. Buchanan
10/18/2017
PAPE-DAWSON ENGINEERS