

ORDINANCE 2021-05-06-0316

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 20.93 acres out of NCB 34362 from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

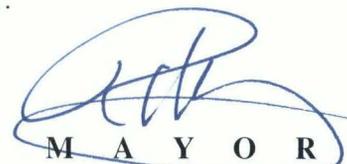
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 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-7

Enactment Number:

File Number: 21-2867

2021-05-06-0316

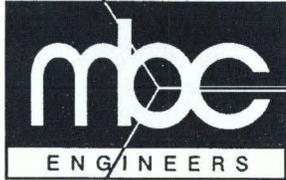
ZONING CASE Z-2021-10700016 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 20.93 acres out of NCB 34362, located in the 300 block of West Loop 1604. 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-7

Exhibit “A”



Z-2021-10700016

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 20.93 ACRE (911,679 SQUARE FOOT) TRACT OF LAND SITUATED IN NEW CITY BLOCK 34362, AND BEING IN THE JAMES V. DIGNOWITY SURVEY, ABSTRACT 1040, SECTION NUMBER 260, BEXAR COUNTY, TEXAS AND BEING OUT OF A 27.000 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 17629, PAGE 1221, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 20.93 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDot Brass Disc Found on the Easterly right of way line of F.M. Loop 1604 a Variable width public right of way, and marking the Northwesternly corner of said 27.000 Acre Tract;

THENCE departing the Easterly right of way line of said F.M. Loop 1604 along the Westerly boundary line of a 161.715 Acre Tract described in Warranty Deed recorded in Volume 6736, Page 1610, Official Public Records, Bexar County, Texas, the following calls:

N 89° 50' 21" E a distance of 556.19 feet, to a 1/2-inch Iron Rod Found at a point of curve to the right;

Along said curve to the right having the following Parameters: Radius = 245.00 feet, Arc Length = 430.07 feet, Chord Bearing = S 39° 54' 32" E and a Chord Distance of 376.94 feet to a 1/2-inch Iron Rod Found;

S 10° 26' 02" W a distance of 305.12 feet, to a 1/2-inch Iron Rod Found at a point of curve to the right;

Along said curve to the right having the following Parameters: Radius = 920.00 feet, Arc Length = 414.88 feet, Chord Bearing = S 23° 20' 34" W and a Chord Distance of 411.37 feet to a 1/2-inch Iron Rod Found;

S 36° 13' 20" W a distance of 291.57 feet to a 1/2-inch Iron Rod Found at a point of curve to the left;

Along said curve to the left having the following Parameters: Radius = 1550.00 feet, Arc Length = 62.58 feet, Chord Bearing = S 35° 07' 48" W and a Chord Distance of 62.57 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 90° 00' 00" W a distance of 476.99 feet, across said 27.000 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Easterly right of way line of said F.M. Loop 1604, and bearing N 00° 11' 38" W a distance of 743.08, from a TxDot Brass Disc Found;

THENCE N 00° 11' 38" W a distance of 410.37 feet, along the Easterly right of way line of said F.M. Loop 1604, to a TxDot Brass Disc Found;

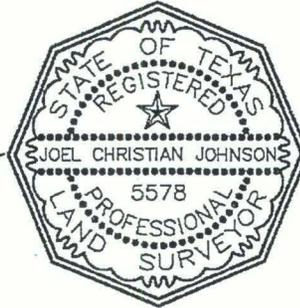
THENCE N 12° 12' 18" E a distance of 511.98 feet to a TxDot Brass Disc Found;

THENCE N 00° 13' 15" W a distance of 340.98 feet, continuing along the Easterly right of way line of said F.M. Loop 1604, to the **POINT OF BEGINNING** and containing 20.93 Acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

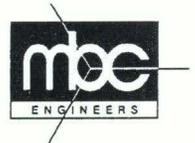
Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: December 8, 2020
Revised: April 8, 2021
Job No: 32456-0670



LEGEND

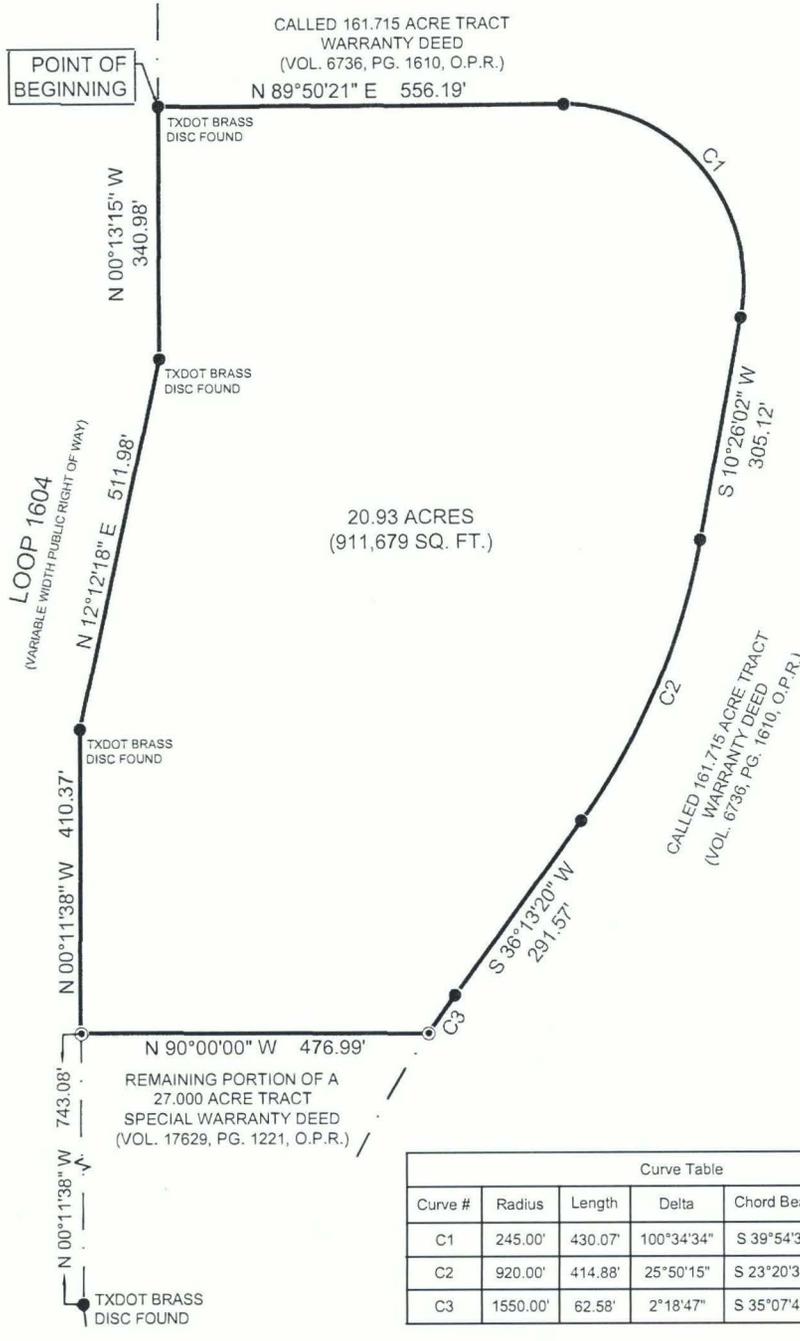
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS OR EASEMENTS ARE SHOWN
3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



SCALE: 1" = 200'



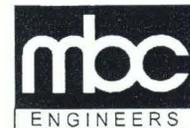
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	245.00'	430.07'	100°34'34"	S 39°54'32" E	376.94'
C2	920.00'	414.88'	25°50'15"	S 23°20'34" W	411.37'
C3	1550.00'	62.58'	2°18'47"	S 35°07'48" W	62.57'

ZONING EXHIBIT OF

A 20.93 ACRE (911,679 SQUARE FOOT) TRACT OF LAND SITUATED IN NEW CITY BLOCK 34362, AND BEING IN THE JAMES V. DIGNOWITY SURVEY, ABSTRACT 1040, SECTION NUMBER 260, BEXAR COUNTY, TEXAS AND BEING OUT OF A 27.000 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 17629, PAGE 1221, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



[Signature]
 JOEL C. JOHNSON R.P.L.S. #5578



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700
 DATE: 12/08/2020
 REVISED: 04-08-2021
 JOB NO. 32456-0670
 SHEET 1 OF 1