

ORDINANCE 2021-05-06-0311

**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 12.036 acres out of NCB 10615 from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (All Overlays Remain the Same).

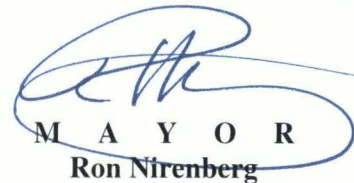
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 6<sup>th</sup> 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-2**

**File Number: 21-2878**

**Enactment Number:**

**2021-05-06-0311**

ZONING CASE Z-2020-10700299 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (All Overlays Remain the Same) on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA2020-11600079) (Continued from April 1, 2021)

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-2

# Exhibit “A”



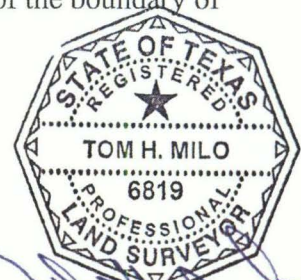
METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

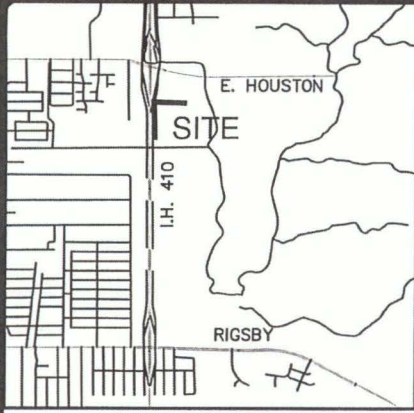
A 2.104 acre, more or less, tract of land out of that 39.796 acre tract described in deed to Boralis, Inc. recorded in Volume 7864, Page 1470 of the Official Public Records of Bexar County, Texas, out of the Julian Diaz Survey No. 133.5, Abstract 190, New City Block 10615 of the City of San Antonio, Bexar County, Texas. Said 2.104 acre tract being more fully described as follows:

- BEGINNING: At a point on the east right-of-way line of Interstate Highway 410, a variable width right-of-way, the southwest corner of a 9.343 acre tract recorded in Volume 7483, Page 912 of the Official Public Records of Bexar County, Texas and the northwest corner of said 39.796 acre tract;
- THENCE: N 89°45'49" E, departing the east right-of-way line of said Interstate Highway 410, along and with the south line of said 9.343 acre tract and the north line of said 39.796 acre tract, a distance of 100.00 feet to a point;
- THENCE: S 00°17'32" E, over and across said 39.796 acre tract, a distance of 916.54 feet to a point on the south line of said 39.796 acre tract, the north line of a 10.00 acre tract recorded in Volume 18124, Page 2453 of the Official Public Records of Bexar County, Texas;
- THENCE: S 89°46'28" W, along and with the north line of said 10.00 acre tract, the south line of said 39.796 acre tract, a distance of 100.00 feet to a point on the east right-of-way line of said Interstate Highway 410, the northwest corner of said 10.00 acre tract, the southwest corner of said 39.796 acre tract;
- THENCE: N 00°17'32" W, along and with the east right-of-way line of said Interstate Highway 410, the west line of said 39.796 acre tract, a distance of 916.52 feet to the POINT OF BEGINNING and containing 2.104 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12337-00 by Pape-Dawson Engineers, Inc.

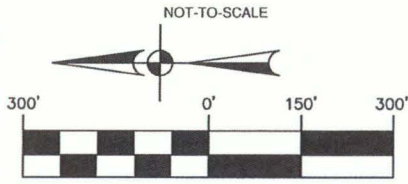
“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 8, 2020  
JOB NO. 12337-00  
DOC. ID. N:\CIVIL\12337-00\word\12337-00 FNZN-2.104 AC.docx





LOCATION MAP



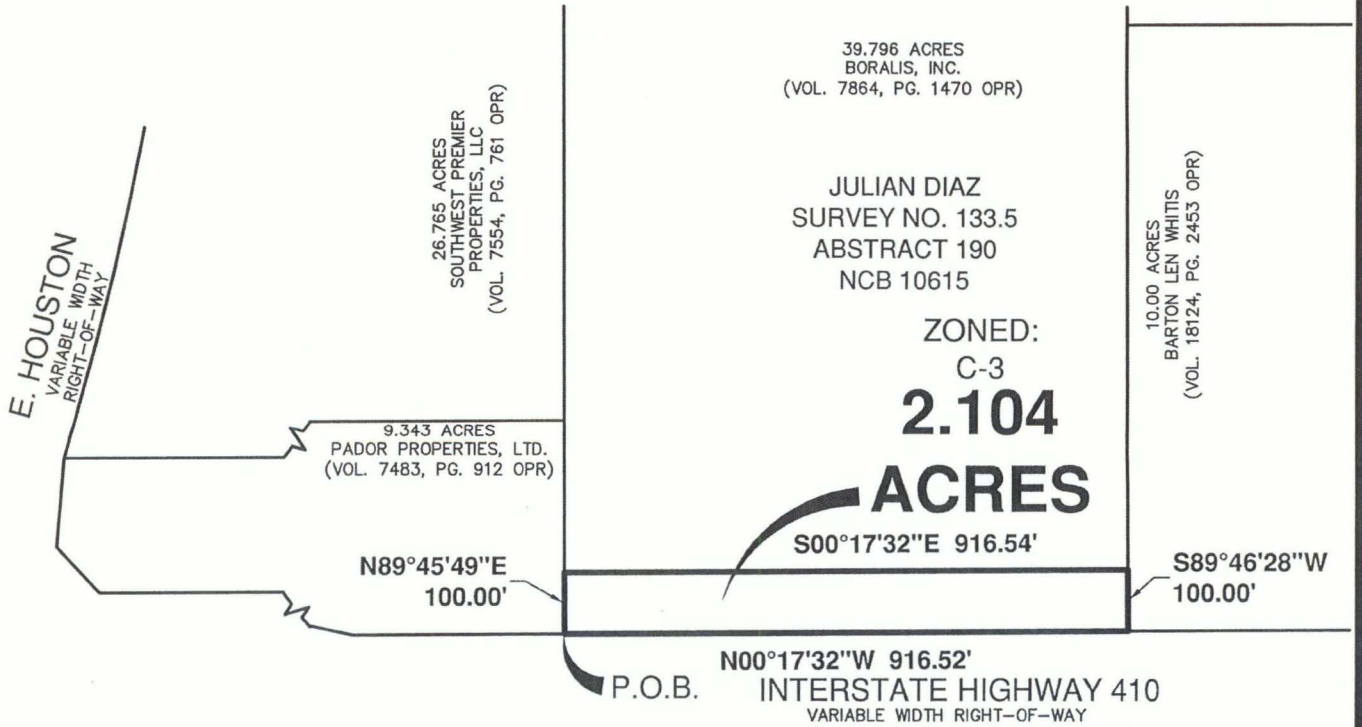
SCALE: 1" = 300'

**LEGEND:**

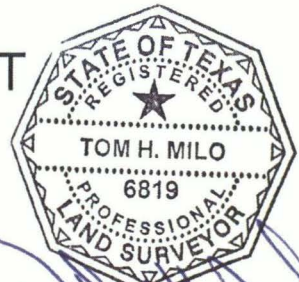
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12337-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



ZONING EXHIBIT



*12/8/2020*



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DECEMBER 8, 2020

SHEET 1 OF 1  
JOB No.:12337-00

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 9.932 acre, more or less, tract of land out of that 39.796 acre tract described in deed to Boralis, Inc. recorded in Volume 7864, Page 1470 of the Official Public Records of Bexar County, Texas, out of the Julian Diaz Survey No. 133.5, Abstract 190, New City Block 10615 of the City of San Antonio, Bexar County, Texas. Said 9.932 acre tract being more fully described as follows:

COMMENCING: At a point on the east right-of-way line of Interstate Highway 410, a variable width right-of-way, the southwest corner of a 9.343 acre tract recorded in Volume 7483, Page 912 of the Official Public Records of Bexar County, Texas and the northwest corner of said 39.796 acre tract;

THENCE: N 89°45'49" E, departing the east right-of-way line of said Interstate Highway 410, along and with the south line of said 9.343 acre tract and the north line of said 39.796 acre tract, a distance of 100.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'49" E, continuing along and with the south lines of said 9.343 acre tract, the south line of a 26.765 acre tract recorded in Volume 7554, Page 761 and the south line of a 14.888 acre tract recorded in Volume 18991, Page 1952, both of the Official Public Records of Bexar County, Texas and the north line of said 39.796 acre tract, a distance of 1779.97 feet to a point for the northeast corner of said 39.796 acre tract, on the west line of a 50.701 acre tract;

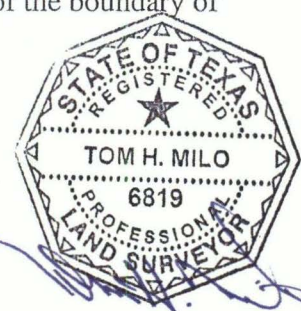
THENCE: S 00°17'46" E, along and with the east line of said 39.796 acre tract, the west line of said 50.701 acre tract, a distance of 243.07 feet to a point;

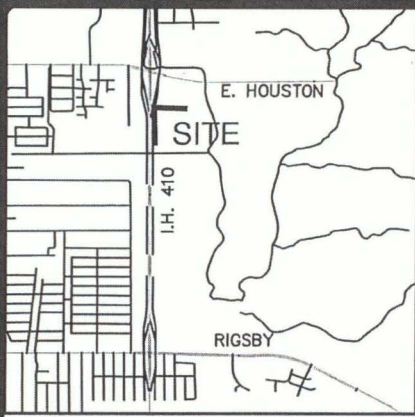
THENCE: S 89°45'49" W, over and across said 39.796 acre tract, a distance of 1779.99 feet to a point;

THENCE: N 00°17'32" W, continuing over and across said 39.796 acre tract, a distance of 243.07 feet to the POINT OF BEGINNING and containing 9.932 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12337-00 by Pape-Dawson Engineers, Inc.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 8, 2020  
JOB NO. 12337-00  
DOC. ID. N:\CIVIL\12337-00\word\12337-00 FNZN-9.932 AC.docx





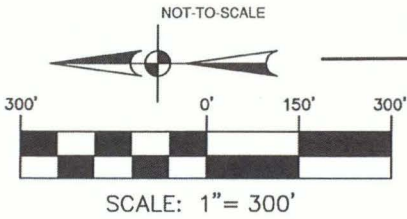
LOCATION MAP

**LEGEND:**

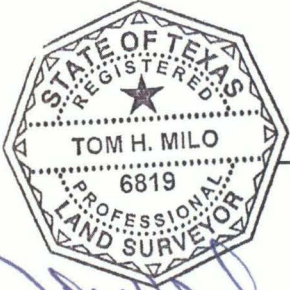
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12337-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SCALE: 1" = 300'



*Tom H. Milo*  
12/8/2020

S00°17'46"E  
243.07'

50.701 ACRES  
TEXAS STERLING  
CONSTRUCTION  
(VOL. 12888, PG. 122 OPR)

14.888 ACRES  
JONATHAN HIME  
(VOL. 18991, PG. 1952 OPR)

ZONED:  
NP-10  
**9.932**  
**ACRES**

33.533 ACRES  
BARTON LEN WHITIS  
(VOL. 17129, PG. 888 OPR)

N89°45'49"E 1779.97'

S89°45'49"W 1779.99'

39.796 ACRES  
BORALIS, INC.  
(VOL. 7864, PG. 1470 OPR)

JULIAN DIAZ  
SURVEY NO. 133.5  
ABSTRACT 190  
NCB 10615

10.00 ACRES  
BARTON LEN WHITIS  
(VOL. 18124, PG. 2453 OPR)

26.765 ACRES  
SOUTHWEST PREMIER  
PROPERTIES, LLC  
(VOL. 7554, PG. 761 OPR)

E. HOUSTON  
VARIABLE WIDTH  
RIGHT-OF-WAY

9.343 ACRES  
PADOR PROPERTIES, LTD.  
(VOL. 7483, PG. 912 OPR)

P.O.B.

N89°45'49"E  
100.00'

P.O.C.

N00°17'32"W  
243.07'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

INTERSTATE HIGHWAY 410  
VARIABLE WIDTH RIGHT-OF-WAY

**ZONING EXHIBIT**

DECEMBER 8, 2020

SHEET 1 OF 1  
JOB No.12337-00