

ORDINANCE 2019-12-05-1018

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 15.975 acres out of NCB 15248 from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

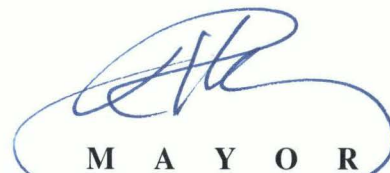
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

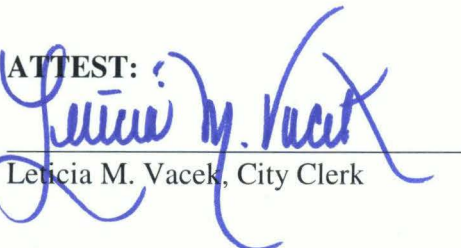
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

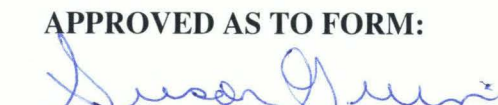
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective December 15, 2019.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December, 2019.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

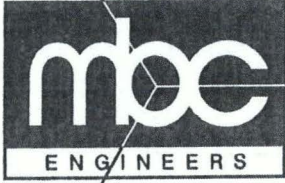
APPROVED AS TO FORM:  
  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-17 ( in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24 )
<b>Date:</b>	12/05/2019
<b>Time:</b>	02:16:27 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700277 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600078)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
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				
Clayton H. Perry	District 10		x				

SG/lj  
12/05/2019  
# Z-17

# **EXHIBIT “A”**



**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

Z-2019-10700277

PA-2019-11600078

**METES AND BOUNDS DESCRIPTION OF**

A 15.975 ACRE (695,871 SQUARE FEET) TRACT OF LAND SITUATED IN THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEXAR COUNTY, TEXAS AND IN THE FRANCISCO RECARDO HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEXAR COUNTY, TEXAS, BEING IN NEW CITY BLOCK 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 138.357 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10097, PAGE 207, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 15.975 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch Iron Rod with cap stamped "Briones" found on the Southeasterly boundary line of Lot 1, Block 61, New City Block 15248, S.W.I.S.D. FM 2536 Elementary, according to plat recorded in Volume 9620, Page 206, Deed and Plat Records, Bexar County, Texas, marking the most Westerly corner of Excellence Drive, a 70 foot public right of way, and marking the most Northerly corner of Lot 4, Block 62, New City Block 15248, Coleman Ridge Subdivision, Unit 1, according to plat recorded in Volume 9630, Pages 140-143, Deed and Plats records, Bexar County, Texas;

**THENCE** N 49° 28' 22" E a distance of 80.09 feet, along the Northwesterly right of way line of said Excellence Drive, being the Southeasterly boundary line of said Lot 1, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the **POINT OF BEGINNING** and marking the most Northerly corner of said Excellence Drive;

**THENCE** N 49° 28' 22" E a distance of 715.00 feet, continuing along the Southeasterly boundary line of said Lot 1, to a 1/2-inch Iron Rod Found, at the most Easterly corner of said Lot 1;


**THENCE** S 41° 23' 59" E a distance of 950.57 feet, across said 138.357 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "KFW" Found, marking the most Westerly corner of Lot 6, Block 72, New City Block 15248, Redwest Commercial, according to plat recorded in Volume 9689, Page 139, Deed and Plat Records, Bexar County, Texas;

**THENCE** S 49° 28' 46" W a distance of 739.46 feet, across said 138.357 acre tract, to a 1/2-inch Iron Rod with cap stamped "KFW" Found on the Northeasterly right of way line of said Excellence Drive;

**THENCE** N 40° 31' 39" W a distance of 940.37 feet, along the Northeasterly right of way line of said Excellence Drive, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

**THENCE** N 04° 28' 22" E a distance of 14.14 feet continuing along the Northeasterly right of way line of said Excellence Drive, to the **POINT OF BEGINNING** and containing 15.975 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

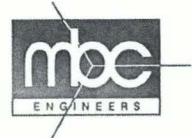
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



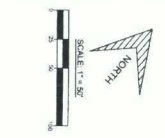
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: October 9, 2019  
Job No: 32471-0867



DATE: 02/06/2015 7:48AM User: JG (JG) Project: 15080828  
 FILE: P:\15080828\15080828.dwg



- LEGEND**
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**METERS AND BOUNDS DESCRIPTION OF**

A 15.975 ACRE (696,871 SQUARE FEET) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEJAR COUNTY, TEXAS AND OUT OF A FRANCISCO RECARDO HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEJAR COUNTY, TEXAS, AND BEING OUT OF A 138,367 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS.

THE TRACT OF LAND IS BOUND AS FOLLOWS: NORTH BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); EAST BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); SOUTH BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); WEST BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.).

**SURVEYOR NOTES**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1989, CHAPTER 187, SUBCHAPTER C, SECTIONS 187.001 THROUGH 187.009, TEXAS STATUTES ANNOTATED.

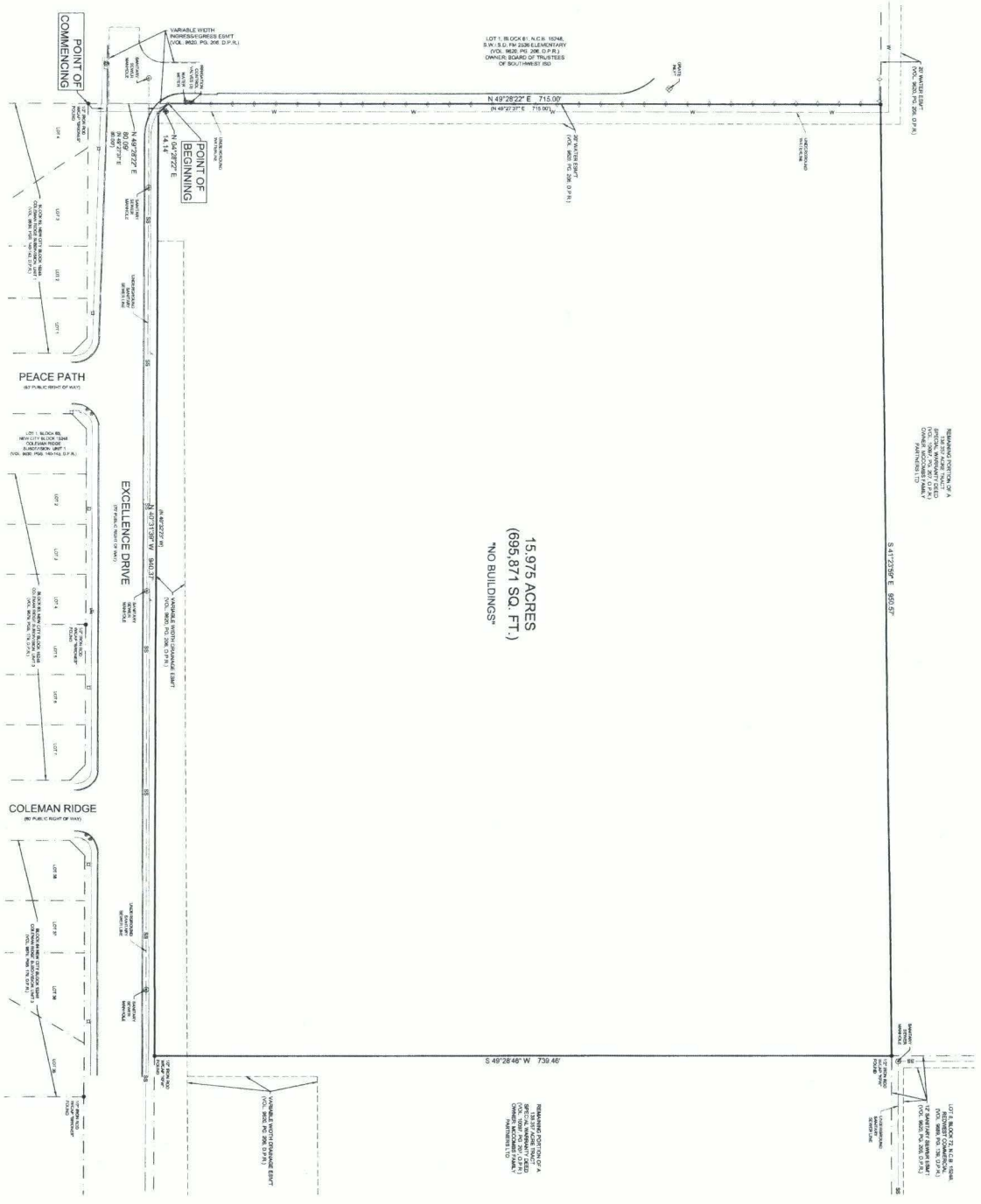
2. THE TRACT OF LAND IS BOUND AS FOLLOWS: NORTH BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); EAST BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); SOUTH BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.); WEST BY THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS, BEING 15.975 ACRES (696,871 SQ. FT.).

**SCHEDULE B ITEMS**

1. EXISTING UTILITIES: ALL UTILITIES SHOWN ON THIS PLAN ARE AS SHOWN ON THE RECORD DRAWING. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWING.

2. EASEMENTS: ALL EASEMENTS SHOWN ON THIS PLAN ARE AS SHOWN ON THE RECORD DRAWING. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE EASEMENTS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWING.

3. ENCUMBRANCES: ALL ENCUMBRANCES SHOWN ON THIS PLAN ARE AS SHOWN ON THE RECORD DRAWING. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE ENCUMBRANCES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWING.



TO CERTAIN THAT THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE TRACT OF LAND AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWING, THE SURVEYOR HAS SIGNED AND SEALED THIS PLAN AND HAS FILED IT WITH THE PUBLIC RECORDS, BEJAR COUNTY, TEXAS, ON THIS DATE.

DATE: 02/06/2015

REVISION	DATE	DESCRIPTION	BY
1	02/06/2015	INITIAL DRAFT	JG
2	02/06/2015	FINAL DRAFT	JG
3	02/06/2015	FINAL DRAFT	JG
4	02/06/2015	FINAL DRAFT	JG
5	02/06/2015	FINAL DRAFT	JG
6	02/06/2015	FINAL DRAFT	JG
7	02/06/2015	FINAL DRAFT	JG
8	02/06/2015	FINAL DRAFT	JG
9	02/06/2015	FINAL DRAFT	JG
10	02/06/2015	FINAL DRAFT	JG

**ALTA/NPS LAND TITLE SURVEY OF**

A 15.975 ACRE (696,871 SQUARE FEET) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEJAR COUNTY, TEXAS AND OUT OF A FRANCISCO RECARDO HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEJAR COUNTY, TEXAS, AND BEING OUT OF A 138,367 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10067, PAGE 207, OFFICIAL PUBLIC RECORDS, BEJAR COUNTY, TEXAS.

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 FIRM REGISTRATION NUMBER T.B.P.E. F-784 & T.S.P.L.S. 10611700