

ORDINANCE 2020-06-18-0436

**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 on 14.04 acres out of CB 4007 from "L" Light Industrial District to "MF-18" Limited Density Multi-Family 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 June 28, 2020.

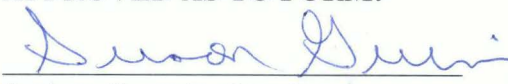
**PASSED AND APPROVED** this 18<sup>th</sup> day of June, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

City Council

June 18, 2020

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**Item: Z-14**

**Enactment Number:**

**File Number: 20-3661**

**2020-06-18-0436**

ZONING CASE Z-2020-10700088 (Council District 3): Ordinance amending the Zoning District Boundary from "L" Light Industrial District to "MF-18" Limited Density Multi-Family District on 14.04 acres out of CB 4007, generally located at 14050 Southton Road. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

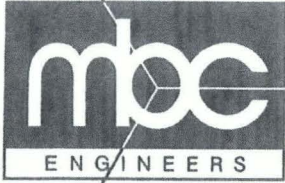
**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

**Absent:** 1 Pelaez

SG  
06/18/2020  
Item No. Z-14

# **EXHIBIT “A”**





Z-2020-10700088

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

BEING A 14.04 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, C.B. NO 4007 IN BEXAR COUNTY, TEXAS AND CONSISTING OF THE REMAINING PORTION OF A CALLED 3.790 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 10775, PAGE 1093, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF THE REMAINING PORTION OF A 1.409 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10775, PAGE 1093, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF LOT 3, D&D TRAVEL CENTER – SOUTHTON ROAD, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9524, PAGE 87, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND ALSO CONSISTING OF A CALLED 3.998 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, CB NO. 4007 IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 10700, PAGE 2341, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID 14.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-Inch Iron Rod Found on the North Right-of-Way line of Southton Road and marking the most Southerly corner of said 3.998 acre tract;

**THENCE** N 61°02'43" W a distance of 768.04 feet along the North Right-of-Way line of said Southton Road to a 1/2-Inch Iron Rod Found for the point of curvature of a curve to the left;

**THENCE** along with said curve to the left and with the North Right-of-Way line of said Southton Road having the following parameters: Radius = 1292.78 feet, Arc length = 551.68 feet, Chord Bearing = N 73°16'14" W and a Chord Distance = 547.51 feet to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers" marking the most Southerly corner of Lot 1 according to plat thereof recorded in Volume 9524, Page 870, of the Deed and Plat records of Bexar County, Texas;

**THENCE** N 15°04'16" E a distance of 136.81 feet departing the North Right-of-Way line of said Southton Road and along the East line of said Lot 1 to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers";

**THENCE** N 02°27'37" E a distance of 74.73 feet to a 1/2-Inch Iron Rod Found with cap marked "Sinclair";

**THENCE** N 77°23'33" E a distance of 134.65 feet to a Mag Nail Found with washer marked "HMT" marking the Southeast corner of Lot 7, County Block 4007, Falkin Subdivision according to plat recorded in Volume 9566, Page 20, of the Deed and Plat Records of Bexar County, Texas;

**THENCE** N 18°01'47" E a distance of 23.80 feet to a Mag Nail Found with washer marked "HMT";

**THENCE** N 23°17'04" E a distance of 100.96 feet to a 1/2-Inch Iron Rod Found with cap marked "HMT";

**THENCE** N 19°38'32" E a distance of 44.85 feet to a Cotton Spindle Found with washer marked "HMT" marking the Northeast corner of said Lot 7;

**THENCE** N 71°41'04" W a distance of 50.65 feet to a 1/2-Inch Iron Rod Set with cap marked "MBC Engineers";

**THENCE** N 06°01'05" E a distance of 172.94 feet to a Mag Nail Found with washer marked "HMT";

**THENCE** N 54°50'38" W a distance of 395.32 feet to a Mag Nail Found on the East Right-of-Way line of Interstate Highway 37;

**THENCE** N 16°36'39" E a distance of 34.68 feet along the East Right-of-Way line of Interstate Highway 37 to a 1/2-Inch Iron Rod found marking the most Northerly corner of the herein described tract;

**THENCE** S 54°07'01" E a distance of 1370.50 feet departing the East Right-of-Way line of said Interstate Highway 37 to a Nail Found in Concrete marking the most Easterly Corner of said Lot 3;


**THENCE** S 54°09'45" E a distance of 493.03 feet to a 1/2-Inch Iron Rod Found marking the most Easterly corner of the herein described Tract;

**THENCE** S 37°54'31" W a distance of 217.18 feet to a Found 1/2-Inch Iron Rod;

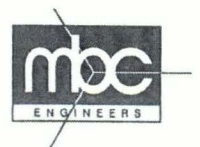
**THENCE** S 32°38'03" W a distance of 129.01 feet to to the **POINT OF BEGINNING** and containing 14.04 Acres of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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



  
Joel Christian Johnson, R.P.L.S. No.5578  
TBPLS FIRM REGISTRATION #10011700

32339-1665  
Date: March 6, 2020





**SURVEYORS NOTES:**

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. ZONING EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

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.

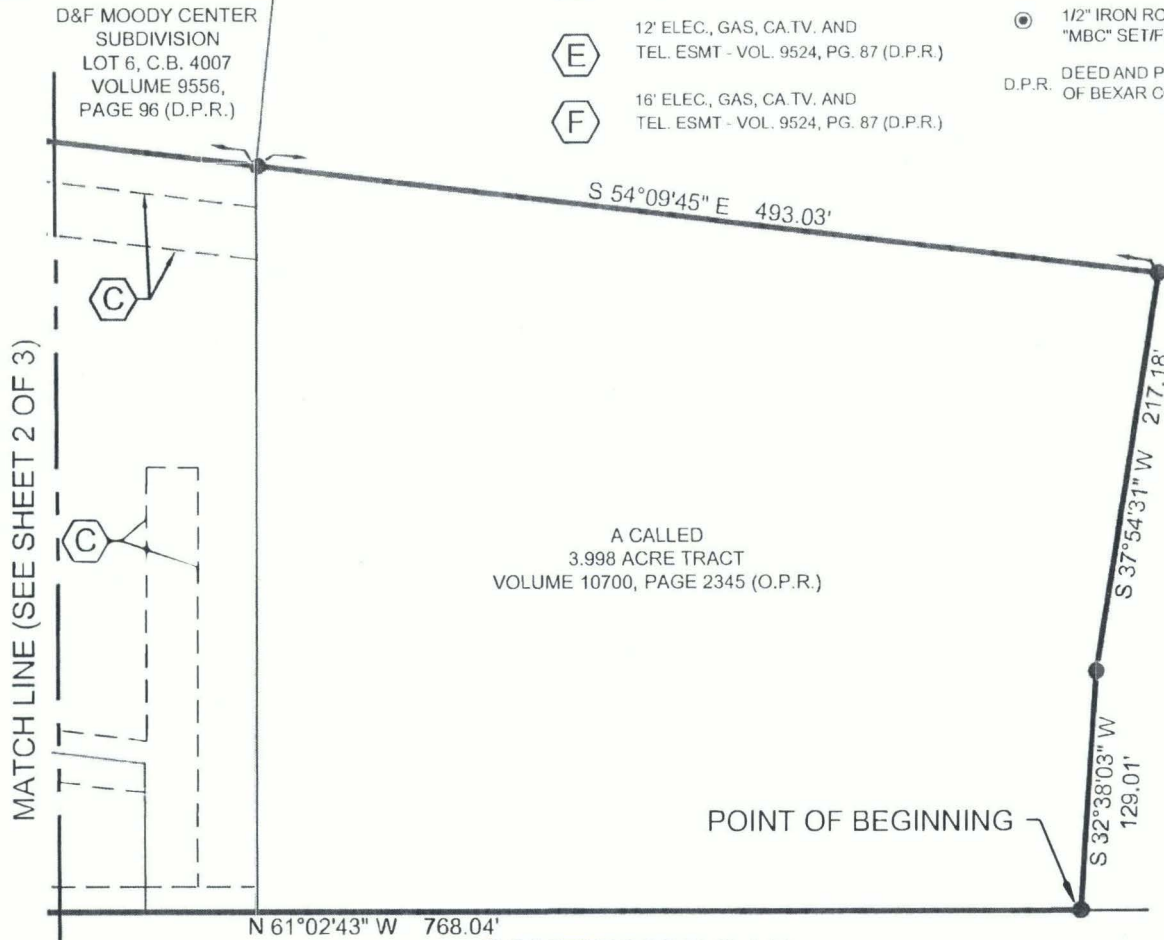
- (A) VARIABLE WIDTH DRAINAGE, SANITARY SEWER, GAS, ELEC., CA.TV. EASEMENT - VOL. 9524, PG. 87 (D.P.R.)
- (B) 16' PRIVATE SANITARY SEWER EASEMENT - VOL. 9524, PG. 87 (D.P.R.)
- (C) 28' ELEC., GAS, CA.TV. AND TEL. ESMT - VOL. 9524, PG. 87 (D.P.R.)
- (D) 14' GAS, ELEC., CA.TV. AND TEL. ESMT - VOL. 9524, PG. 87 (D.P.R.)
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- (F) 16' ELEC., GAS, CA.TV. AND TEL. ESMT - VOL. 9524, PG. 87 (D.P.R.)



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



A CALLED  
3.998 ACRE TRACT  
VOLUME 10700, PAGE 2345 (O.P.R.)

POINT OF BEGINNING

MATCH LINE (SEE SHEET 2 OF 3)

N 61°02'43" W 768.04'

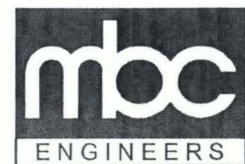
**SOUTHON ROAD  
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JOEL C. JOHNSON

R.P.L.S. #5578



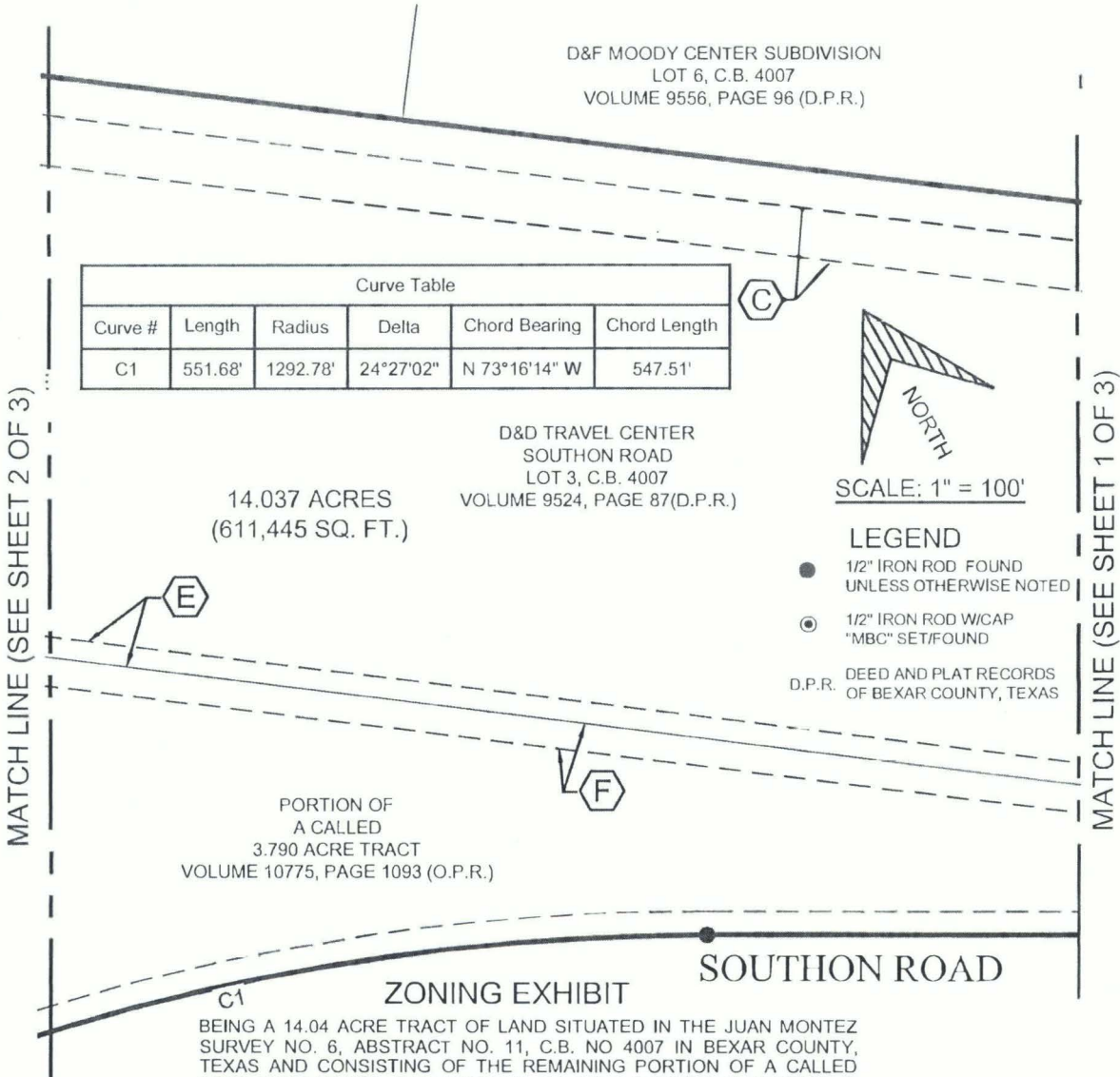
1035 Central Parkway North  
San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 03/06/2020  
JOB NO. 32339-1665  
SHEET 1 OF 3

**SURVEYORS NOTES:**

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	551.68'	1292.78'	24°27'02"	N 73°16'14" W	547.51'

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*[Signature]*  
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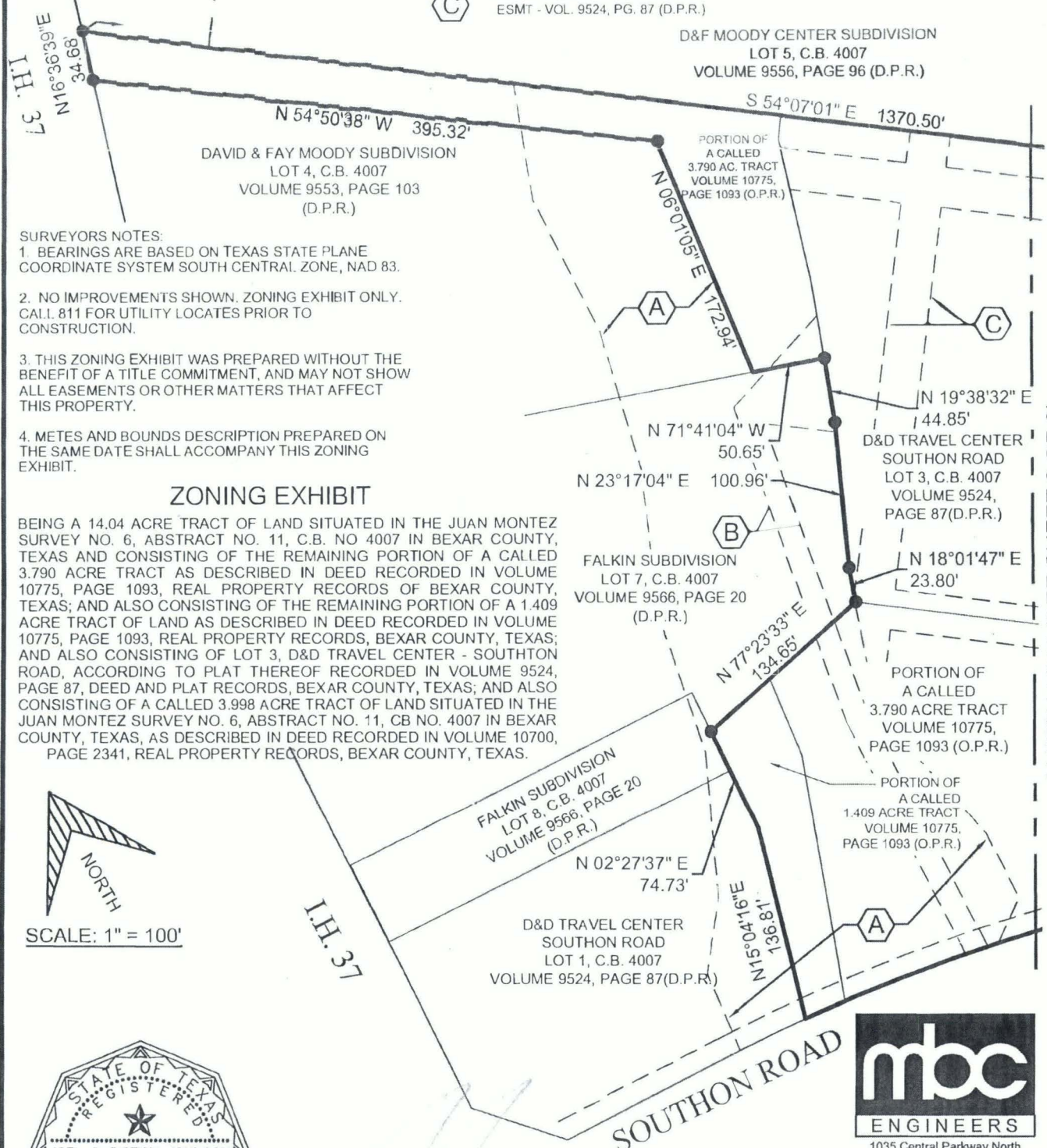
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 SHEET 2 OF 3



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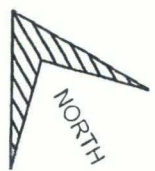


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*[Signature]*  
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DATE: 03/06/2020  
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 SHEET 3 OF 3

Date: Mar 06, 2020, 12:46pm User: J.Arandia Layout: sheet 3 OF 3 File: P:\1665\32339-Southon Rd-14 Acres Survey\Design\Exhibit\EX1 ZONING-32339.dwg Layout: name: sheet 3 OF 3

MATCH LINE (SEE SHEET 2 OF 3)