

ORDINANCE 2021-03-04-0154

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 CityCode of San Antonio, Texas is amended by changing the zoning district boundary of 25.427 acres out of NCB 15133 from "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 March 14, 2021.


PASSED AND APPROVED this 4th day of March, 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

March 04, 2021

Item: Z-9

File Number: 21-1813

Enactment Number:

2021-03-04-0154

ZONING CASE Z-2020-10700270 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez 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
03/04/2021
Item No. Z-9

Exhibit “A”

Northstar Land Surveying, Inc.***9033 Aero St. Suite 105******San Antonio, Texas 78217******(210) 826-6228******TBPLS FIRM REGISTRATION NUMBER 10193967*****FIELD NOTES FOR
REZONING**

A 25.427 ACRE TRACT OF LAND OUT OF A 55.9004 ACRE TRACT AS RECORDED IN VOLUME 12255, PAGE 641, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE FRANCISCO RIVAS SURVEY NUMBER 1, ABSTRACT NUMBER 14, NEW CITY BLOCK 15133, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: At a found ½ inch iron rod on the southeast right-of-way line of Crooked Trail, the northeast corner of Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, as recorded in Volume 9599, Pages 208-209, Deed and Plat Records of Bexar County, Texas;

THENCE: North 64 degrees 59 minutes 37 seconds East (Bearings are based on the Texas State Plane Coordinate System Grid for the South Central Zone, NAD 83), 150.07 feet coincident with the southeast right-of-way line of Crooked Trail to the most northerly northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: North 64 degrees 59 minutes 37 seconds East, 1,070.11 feet coincident with the southeast right-of-way line of Crooked Trail to a set ½ inch iron rod, the northwest corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, as recorded in Volume 20001, Page 924, Deed and Plat Records of Bexar County, Texas, the most northerly northeast corner of the herein described tract;

THENCE: South 25 degrees 00 minutes 23 seconds East, 243.90 feet coincident with the southwest line of the above referenced Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, to a found ½ inch iron rod, the southwest corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, a corner of the herein described tract;

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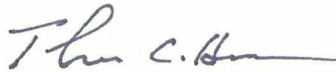
Exhibit "A"

- THENCE:** North 64 degrees 59 minutes 37 seconds East, 413.28 feet coincident with the southeast line of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, to a found ½ inch iron rod on the southwest line of Lot 2, Block 12, New City Block 15133, of the above referenced The West Side Peak Subdivision, the most southerly southeast corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, the most easterly northeast corner of the herein described tract;
- THENCE:** South 45 degrees 15 minutes 41 seconds East, 331.31 feet coincident with the southwest line of the above referenced Lot 2, Block 12, New City Block 15133, The West Side Peak Subdivision, to a found ½ inch iron rod on the northwest right-of-way line of Lake Vista, the southwest corner of Lot 2, Block 12, New City Block 15133, The West Side Peak Subdivision, the southeast corner of the herein described tract;
- THENCE:** South 45 degrees 16 minutes 11 seconds West, 536.87 feet coincident with the northwest right-of-way line of Lake Vista, to a found ½ inch iron rod, the beginning of a curve to the right;
- THENCE:** 196.22 feet coincident with the northwest right-of-way line of Lake Vista, with the curve to the right, concave to the northwest, having a radius of 570.00 feet, a central angle of 19 degrees 43 minutes 26 seconds, and a chord bearing and length of South 55 degrees 07 minutes 54 seconds West, 195.25 feet to a found ½ inch iron rod, the end of this curve;
- THENCE:** South 64 degrees 59 minutes 37 seconds West, 1,042.46 feet coincident with the northwest right-of-way line of Lake Vista, to a found ½ inch iron rod, the southeast corner of the above referenced Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, the southwest corner of the herein described tract;
- THENCE:** North 25 degrees 35 minutes 56 seconds West, 617.04 feet coincident with the northeast line of Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, to the most westerly northwest corner of the herein described tract;
- THENCE:** North 64 degrees 59 minutes 37 seconds East, 150.07 feet to a corner of the herein described tract;

Continued

THENCE: North 25 degrees 35 minutes 45 seconds West, 152.35 feet to the **POINT OF BEGINNING**, containing 25.427 acres.

These Field Notes are based on a survey made on the ground and a survey drawing prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 29, 2020
Job Number 10-20-046 (Rezoning)

