

ORDINANCE 2021-03-18-0190

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 City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.077 acres out of NCB 15828 from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

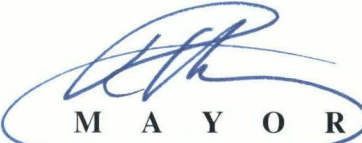
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 March 28, 2021.


PASSED AND APPROVED this 18th day of March, 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

March 18, 2021

Item: Z-7

File Number: 21-2089

Enactment Number:

2021-03-18-0190

ZONING CASE Z-2020-10700297 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.077 acres out of NCB 15828, located at 5531 Rittiman Road. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry 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
03/18/2021
Item No. Z-7

Exhibit "A"



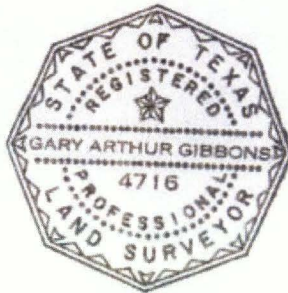
**FIELD NOTES FOR A
0.032 ACRE TRACT**

OUT OF LOT 2, BLOCK 1, NCB 15828, CRASH PARTS OF TEXAS SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9533, PAGE 168 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING: At a found 1/2" iron rod on the north right of way line of Rittiman Road (86' wide public right of way), having Texas State Plane South Central Zone grid coordinates of N=13,724,124.19 and E=2,165,665.40, the southeast corner of Lot 2 and of this tract;
- THENCE: South 89°34'19" West (bearings are based on GPS observations, datum is NAD '88) 55.00' with the north right of way line of Rittiman Road to a found 1/2" iron rod, the southwest corner of Lot 2 and of this tract;
- THENCE: North 00°25'41" West 25.00' to a set nail, the northwest corner hereof;
- THENCE: South 89°34'19" East 55.00' to a set nail, the northeast corner of this tract;
- THENCE: South 00°25'41" East 25.00' to the POINT OF BEGINNING of this 0.032 acre (1,375 square feet) tract in the City of San Antonio, Bexar County, Texas.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: January 1, 2021
Doc I.D.: frRittimanA
GAG/nc



GIBBONS SURVEYING & MAPPING, INC.
PO Box 700576, San Antonio, TX 78216
(210) 861-5909 GaryGibbonsRPLS@gmail.com
TBPLS Firm No. 10119900

Exhibit "A"



Gibbons Surveying
& Mapping, Inc.

FIELD NOTES FOR A
0.861 ACRE TRACT

OUT OF LOT 2, BLOCK 1, NCB 15828, CRASH PARTS OF TEXAS SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9533, PAGE 168 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set nail having Texas State Plane South Central Zone grid coordinates of N=13,724,605.02 and E=2,165,606.80, the southwest corner of this tract, from which a found ½" iron rod on the north right of way line of Rittiman Road marking the southwest corner of Lot 2 bears South 00°25'41" East (bearings are based on GPS observations, datum is NAD '88) 481.26';

THENCE: North 00°25'41" West 100.00' to a found ½" iron rod, the northwest corner of Lot 2 and of this tract;

THENCE: North 89°34'19" East 375.00' to a found ½" iron rod, the northwest corner of Lot 2 and of this tract;

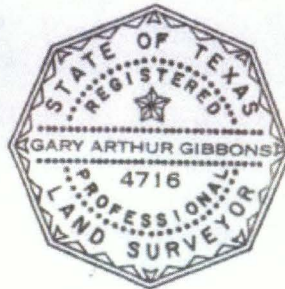
THENCE: South 00°25'41" East 100.00' to a set nail, the southeast corner of this tract;

THENCE: South 89°34'19" West 375.00' to the POINT OF BEGINNING of this 0.861 acre (37,500 square feet) tract in the City of San Antonio, Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: January 1, 2021
Doc I.D.: fnRittimanB
GAG/fo



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**FIELD NOTES FOR A
0.184 ACRE TRACT**

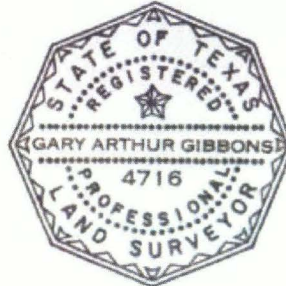
OUT OF LOT 1, BLOCK 1, NCB 15828, CRASH PARTS OF TEXAS SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9533, PAGE 168 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod on the north right of way line of Rittiman Road (86' wide public right of way), having Texas State Plane South Central Zone grid coordinates of N=13,724,124.19 and E=2,165,665.40, the southwest corner of Lot 1 and of this tract;
- THENCE:** North $00^{\circ}25'41''$ West (bearings are based on GPS observations, datum is NAD '88) 25.00' to a set nail, the northwest corner hereof;
- THENCE:** North $89^{\circ}34'19''$ East 320.00' to a set nail, the northeast corner hereof;
- THENCE:** South $00^{\circ}25'41''$ East 25.00' to a set nail on the aforementioned north right of way line of Rittiman Road, the southeast corner of Lot 1 and of this tract;
- THENCE:** With the north right of way line of Rittiman Road, South $89^{\circ}34'19''$ West 320.00' to the POINT OF BEGINNING of this 0.184 acre (8,000 square feet) tract in the City of San Antonio, Bexar County, Texas

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: January 2, 2021
Doc I.D.: fnRittiman
GAG/fc



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