

ORDINANCE 2019-09-19-0772

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 39.114 acres on NCB 17630 from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District.

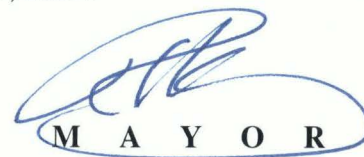
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

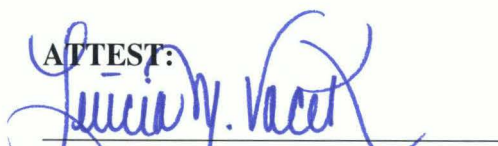
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

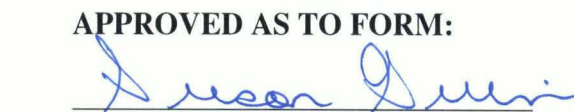
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 29, 2019.

PASSED AND APPROVED this 19th day of September, 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

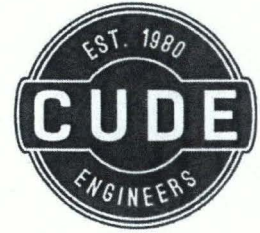
APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29)
Date:	09/19/2019
Time:	04:20:25 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700037 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District out of 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600012)
Result:	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
09/19/2019
Z-6

EXHIBIT “A”



LEGAL DESCRIPTION
39.114 ACRES OF LAND

39.114 acres of land located in the Burchard Miller Survey No. 40, Abstract No. 486, N.C.B. 17630, City of San Antonio, Bexar County, Texas and being that same tract of land as conveyed to HEB Grocery Company, LP, as described in Volume 17417, Page 1174, Official Public Records of Bexar County, Texas; said 39.114 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the northwesterly right of way line of Seguin Road (F.M. 78) and marking the most southerly corner of Lot 4, Block 2, N.C.B. 17628, NAPA Subdivision, according to the map or plat thereof recorded in Volume 9515, Page 86, Deed and Plat Records of Bexar County, Texas;

THENCE, South 62deg 40' 11" West, along the northwesterly right of way line of Seguin Road, a distance of 618.26 feet, to found ½ inch iron rod marking the most easterly corner of that certain 5.3112 acres of land conveyed to Allstate Properties Mgmt, LLC-Series 12, as described in Document No. 20180237495, Official Public Records of Bexar County, Texas;

THENCE, South 89deg 55' 43" West, leaving the northwesterly right of way line of Seguin Road and along the northerly line of the said 5.3112 acres, the northerly line of Lot 4, Block 2, Villa Vargas Subdivision, according to the map or plat thereof recorded in Volume 9549, Page 55, Deed and Plat Records of Bexar County, Texas and the northerly line of Lot 8, Block 2, Asian Hope Subdivision, according to the map or plat thereof recorded in Volume 9660, Page 5, Deed and Plat Records of Bexar County, Texas, a distance of 1305.25 feet, to a found ½ inch iron rod marking the southeasterly corner of that certain tract of land conveyed to BTI Limited Partnership, as recorded in Volume 9206, Page 110, Official Public Records of Bexar County, Texas;

THENCE, along the easterly line of the BPI Limited Partnership tract, the following courses:

North 17deg 22' 05" East, a distance of 439.98 feet, to a found ½ inch iron rod;
Northeasterly, along the arc of a curve to the right having a radius of 551.91 feet, a central angle of 34deg 08' 13", an arc length of 328.83 feet and a chord bearing: N 34deg 26' 12" E, 323.99 feet, to a found ½ inch iron rod;
North 51deg 16' 56" East, a distance of 319.37 feet, to a found ½ inch iron rod;
Northerly, along the arc of a curve to the left having a radius of 346.00 feet, a central angle of 89deg 50' 05", an arc length of 542.50 feet and chord bearing: N 06deg 16' 48" E, 488.61 feet, to a found ½ inch iron rod;
North 38deg 19' 57" West, a distance of 69.99 feet, to a found ½ inch iron rod located in the southwesterly right of way line of Rittiman Road;

THENCE, South 72deg 40' 34" East, along the southwesterly right of way line of Rittiman Road, a distance of 1,338.19 feet, to a found ½ inch iron rod marking the most northerly corner of Lot 3, Block 2, N.C.B. 17628 of the said NAPA Subdivision;

THENCE, along the westerly line of said NAPA Subdivision, the following courses:

Exhibit "A"

Southwesterly, along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89deg 33' 13", an arc length of 78.15 feet and a chord bearing: S 62deg 32' 42" W, 70.43 feet, to a found ½ inch iron rod;

South 17deg 06' 52" West, a distance of 165.37 feet, to a found ½ inch iron rod;

Southerly, along the arc of a curve to the left having a radius of 701.93 feet, a central angle of 44deg 41' 01", an arc length of 547.42 feet and a chord bearing: S 05deg 03' 57" E, 533.65 feet, to a found ½ inch iron rod;

Easterly, along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89deg 51' 05", an arc length of 78.41 feet and a chord bearing: S 72deg 19' 58" E, 70.62 feet, to the **POINT OF BEGINNING** and containing 39.114 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This document was prepared under 22 TAC 663.21, 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.

James W Russell 2/6/19

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Job No. 03337-001
February 6, 2019
J.W.R.

