

ORDINANCE 2020-01-16-0031

**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 7.5586 acres out of NCB A35 from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (all overlays remain the same).


**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 January 26, 2020.

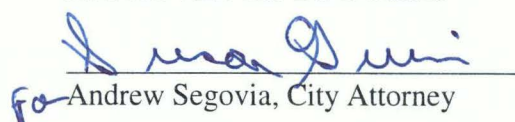
**PASSED AND APPROVED** this 16<sup>th</sup> day of January, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST!**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

SG/lj  
01/16/2020  
Item No. Z-17

# EXHIBIT “A”

County: Bexar, Texas  
Project: KCI – Merida St.  
Parcel: San Antonio Produce Terminal Market

October 21, 2019  
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## EXHIBIT A

**Property Description of 7.772-Acre Tract**

Being a 7.772-acre (338,548 square feet) tract of land in the City of San Antonio, Texas, San Antonio Town Tract Survey, Abstract No. 20, Bexar County, Texas, said 7.772-acre tract being out of Lot 196, New City Block (NCB) A-35, also being out of a called 9.08-acre tract conveyed from Produce Market Building Corporation to San Antonio Produce Terminal Market, executed on January 17, 1953, as recorded in Volume 3277, Page 84 of the Official Public Records of Bexar County, Texas (OPRBCT), said 7.772-acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2-inch iron rod at the northwest corner of said 7.772-acre tract, and the northeast corner of that certain Lot 1, Block 4, Zarzamora Street Subdivision, NCB 2054, as recorded in the Volume 9531, Page 64 of the Deed and Plat Records of Bexar County, Texas (DPRBCT), conveyed to Autozone Inc, as recorded in Volume 6433, Page 364, OPRBCT, also being in the south right-of-way line of Southern Pacific Railroad (variable width ROW), from which a found 1/2-inch iron rod bears South 69°10'31" West a distance of 372.57 feet for the northwest corner of said Lot 1, said point being a non-tangent point of curvature to the right having coordinates of N=13,699,104.36', E=2,119,080.94';

1. **THENCE**, along the common line of said 7.772-acre tract and said south right-of-way line of Southern Pacific Railroad, with said curve having a delta angle of 18°31'53", a radius of 2714.93 feet, a chord bearing of North 75°10'31" East, a chord distance of 874.27 feet and arc length 878.09 feet to found 1/2-inch iron rod for the common corner of said 7.772-acre tract and said south right-of-way line of Southern Pacific Railroad;
2. **THENCE**, South 06°16'25" West, departing the said south right-of-way line of Southern Pacific Railroad and along the east line of said 7.772-acre tract, a distance of 543.54 feet, to found 1/2-inch iron rod for the southeast corner of the herein described tract, being in the north right-of-way line of Merida Street (variable width ROW);
3. **THENCE**, North 84°16'42" West, along the common line of said 7.772-acre tract and said north right-of-way line of Merida Street, a distance of 813.08 feet, to found 1/2-inch iron rod for the common corner of said 7.772-acre tract and said Lot 1, Zarzamora Street Subdivision;
4. **THENCE**, departing the said north right of way line of Merida Street, and along the common line of said 772-acre tract and said Lot 1, Zarzamora Street Subdivision, the following (2) courses and distances:
  - 1) North 04°05'48" East, a distance of 2.23 feet, to found 1/2-inch iron rod;
  - 2) North 05°39'08" East, a distance of 234.45 feet, to the **POINT OF BEGINNING**, containing 7.772 acres (338,548 square feet) of land.



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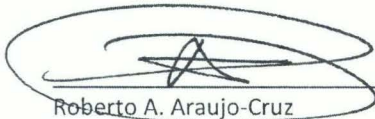
EXHIBIT A

Notes:

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (2011), Epoch 2010.00. Bearings and coordinates are based on primary control points 100 and 101. All coordinates and distances shown are in surface values and may be converted to grid by dividing by Surface Adjustment Factor of 1.00017. Units: US Survey Feet.

Abstracting was performed September 2019. Fieldwork was performed from September 2019 to October 2019. This survey does not constitute a title search by a surveyor. The information regarding easements, rights-of-way, and other restrictions to subject property shown hereon was based on record information found in the Bexar County clerk office.

I hereby certify that this survey was performed on the ground under my supervision and that this property description represent the facts as found at the time of the survey.



Roberto A. Araujo-Cruz  
Registered Professional Land Surveyor  
Texas Number 6653  
Cobb, Fendley & Associates, Inc.

10/21/2019  
Date



## Parcel Map Check Report

County: Bexar, Texas  
Project: KCI - Merida St.  
Parcel: San Antonio Produce Terminal Market

October 21, 2019

### Closure Summary

Precision, 1 part in: 376701.71'  
Error distance: 0.01'  
Error direction: N74° 43' 42.15"W  
Area: 338573.08 Sq. Ft.  
Square area: 338573.08  
Perimeter: 2471.39'

### Point of Beginning

Northing: 13699104.36'  
Easting: 2119080.94'

### Side 1: Curve

Curve direction: Clockwise  
Radius: [2714.91']  
Arc length: 878.09'  
Delta angle: 18.53 (d)  
Tangent: [442.91']  
Chord direction: N75° 10' 31.45"E  
Chord angle: [-104.82 (d)]  
Deflection angle: [75.18 (d)]  
Chord distance: 874.27'

### Side 2: Line

Direction: S6° 16' 25"W  
Angle: [-78.17 (d)]  
Deflection angle: [101.83 (d)]  
Distance: 543.54'

### Side 3: Line

Direction: N84° 16' 42"W  
Angle: [-90.55 (d)]  
Deflection angle: [89.45 (d)]  
Distance: 813.08'

### Side 4: Line

Direction: N4° 05' 48"E  
Angle: [-91.62 (d)]  
Deflection angle: [88.38 (d)]  
Distance: 2.23'

### Side 5: Line

Direction: N5° 39' 08"E  
Angle: [-178.44 (d)]  
Deflection angle: [1.56 (d)]  
Distance: 234.45'