

ORDINANCE 2020-03-19-0209

**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 23.724 acres out of NCB 11156 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

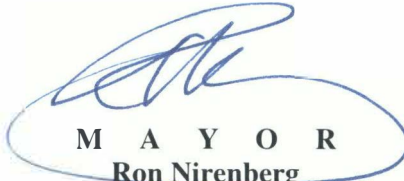
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 29, 2020.

PASSED AND APPROVED this 19th day of March, 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

March 19, 2020

Item: Z-8

Enactment Number:

File Number: 20-2460

2020-03-19-0209

ZONING CASE Z-2019-10700342 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 23.724 acres out of NCB 11156, generally located in the 12000 block of Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600103)

Councilmember Jada Andrews-Sullivan made a motion to adopt. Councilmember John Courage 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

EXHIBIT “A”



METES AND BOUNDS DESCRIPTION
FOR

A 23.724 acre, or 1,033,433 square feet more or less, tract of land out of the remaining portion of the following tracts: a 46.343 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11537, Page 1465 of the Official Public Records of Real Property of Bexar County, Texas, a called one-half acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 12321, Page 829 of the Official Public Records of Real Property of Bexar County, Texas, a 1.998 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 13740, Page 1300 of the Official Public Records of Real Property of Bexar County, Texas, a called one acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11832, Page 196 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a 4.890 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 13080, Page 71 of the Official Public Records of Real Property of Bexar County, Texas, a portion of an 11.4 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 12321, Page 849, Volume 12321, Page 852, Volume 12321, Page 855, Volume 12321, Page 859, Volume 12321, Page 863, Volume 12321, Page 867, Volume 12321, Page 871, and Volume 12321, Page 875 of the Official Public Records of Real Property of Bexar County, Texas, a portion of a 2.341 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11537, Page 1465 of the Official Public Records of Real Property of Bexar County, Texas, and a portion of a closed private road, called to be 15 feet in width, lying north of and between the northeast corner of the tract of land described in Deed recorded in Volume 7161, Page 351 of the Deed Records of Bexar County, Texas and the northwest corner of a tract of land described in Deed recorded in Volume 11832, Page 196 of the Official Public Records of Real Property of Bexar County, Texas, all out of the Domingo Bustillo Survey No. 31, Abstract 44 in New City Block 11156 of the City of San Antonio, Bexar County, Texas. Said 23.724 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½" iron rod at the southeast corner of Lot 29 of The Universal Church Subdivision recorded in Volume 9661, Page 10 of the Deed and Plat Records of Bexar County, Texas on the north right-of-way line of Interstate Highway Loop 410, a variable width public right-of-way;

THENCE: N 01°05'08" W, departing the north right-of-way line of said Interstate Highway Loop 410, with the east line of said Lot 29, a distance of 337.39 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

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TDPE Firm Registration #47011BPLS Firm Registration #10028800
San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T. 210.375.9000 www.Pape-Dawson.com

Exhibit "A"

23.724 Ac.
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- THENCE: N 01°05'08" W, continuing with the east line of said Lot 29, a distance of 187.60 feet to a found ½" iron rod at the northeast corner of said Lot 29;
- THENCE: S 88°55'41" W, with the north line of said Lot 29, a distance of 439.32 feet to a found ½" iron rod at the northwest corner of said Lot 29 on the east line of a tract described in deed to Harlandale ISD recorded in Volume 5215, Page 343 of the Official Public Records of Bexar County, Texas;
- THENCE: N 01°07'36" W, with the east line of said Harlandale ISD tract, passing the southeast corner of a 4.548 acre tract described in deed to Harlandale ISD recorded in Volume 13080, Page 62 of the Official Public Records of Bexar County, Texas, and continuing with said 4.548 acre tract for a total distance of 109.09 feet to a found ½" iron rod with a cap stamped "PCI";
- THENCE: N 01°04'30" W, continuing with the east line of said 4.548 acre tract, a distance of 586.89 feet to a found ½" iron rod at the northeast corner of said 4.548 acre tract, the northwest corner of said 46.343 acre tract and on the south line of a 102.363 acre tract described in deed to Harlandale ISD recorded in Volume 5215, Page 314 of the Official Public Records of Bexar County, Texas;
- THENCE: N 89°39'17" E, with the south line of said 102.363 acre tract, the north line of said 46.343 acre tract a distance of 1248.96 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" from which a found ¼ inch iron rod at the southeast corner of said 102.363 acre tract bears N 89°39'17" E, a distance of 294.59 feet;
- THENCE: Departing the south line of said 102.363 acre tract, over and across said 46.343 acre tract, said called one-half acre tract, said 1.988 acre tract, said called one acre tract, said 11.4 acre tract, and said 2.341 acre tract, the following bearings and distances:
- S 00°00'00" E, a distance of 882.73 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";
- N 90°00'00" W, a distance of 392.16 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";
- S 00°00'00" E, a distance of 335.16 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of said Interstate Highway Loop 410;

23.724 Ac.
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THENCE: S 89°41'01" W, with the north right-of-way line of said Interstate Highway Loop 410, a distance of 70.01 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing the north right-of-way line of said Interstate Highway Loop 410, over and across said 2.341 acre tract, said 11.4 acre tract, said called one acre tract, and said 4.890 acre tract, the following bearings and distances:

N 00°00'00" E, a distance of 335.54 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 90°00'00" W, a distance of 330.81 feet to the POINT OF BEGINNING and containing 23.724 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9142-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 12, 2019
JOB NO. 9142-19
DOC. ID. N:\Survey\19\9100\9142-19\Word\9142-19 FN_23.724 AC.docx

