

ORDINANCE 2020-04-02-0240

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 14.71 acres out of NCB 17172 from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

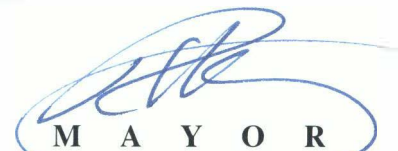
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

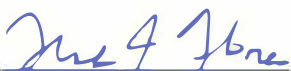
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective April 12, 2020.

PASSED AND APPROVED this 2nd day of April, 2020.

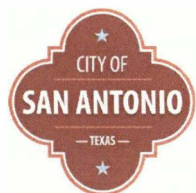

M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


fcl Andrew Segovia, City Attorney



City of San Antonio

City Council

April 02, 2020

Item: Z-9

Enactment Number:

File Number: 20-2638

2020-04-02-0240

ZONING CASE Z-2020-10700025 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600006)

Councilmember Ana E. Sandoval made a motion to adopt. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Cabello
Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Andrews-Sullivan

SG/lj
04/02/2020
Item No. Z-9

EXHIBIT “A”

**DESCRIPTION FOR
A 14.71 ACRE TRACT**

A **14.71 acre tract**, situated in the City of San Antonio, Bexar County, Texas, and being a portion of Lot 16, Block 1, N.C.B. 17172, HEB SA #27, a plat of record in Volume 9602, Pages 186-189 in the Deed and Plat Records of Bexar County, Texas (D.P.R.), being a portion of that called 15.239 acre tract of land (TRACT I) and that called 23.246 acre tract of land (TRACT II) both as conveyed to HEB GROCERY COMPANY, LP and as recorded in Volume 11224, Page 2421 in the Official Public Records of Bexar County, Texas (O.P.R.), said 14.71 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at $\frac{1}{2}$ iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set in the easterly right-of-way line of Horal Drive (60' wide R.O.W.) and for the northwest corner of said Lot 16, said 15.239 acre tract, and the tract described herein;

THENCE: S 89°56'00" E, along and with the northerly line of said Lot 16 and said 15.239 acre tract, passing at a distance of 2.00 feet the southwest corner of Lot 17, Block 1, N.C.B. 17172, WATERS EDGE BUSINESS PARK, a plat of record as recorded in Volume 9684, Page 219 in the D.P.R., and continuing along and with the southerly line of said Lot 17 for a total distance of **633.49 feet** to a SET KFW for the northeast corner of the tract described herein, and from which point a $\frac{1}{2}$ " iron rod found for the southeast corner of said Lot 17 bears S 89°56'00" E, a distance of 311.57 feet;

THENCE: into and across said Lot 16, said 15.239 acre tract, and said 23.246 acre tract, the following four (4) courses:

1. **S 00°08'34" W**, a distance of **747.08 feet** to a SET KFW;
2. **S 51°35'19" W**, a distance of **212.97 feet** to a SET KFW;
3. **S 22°32'53" E**, a distance of **135.74 feet** to a SET KFW;
4. **S 76°05'45" W**, a distance of **517.04 feet** to a SET KFW in the easterly right-of-way line of Horal Drive for the southwest corner of the tract described herein, and for the beginning of a curve, and from which point a found $\frac{1}{2}$ " iron rod with cap stamped PAPE DAWSON bears a chord of S 21°07'20" E, a chord distance of 90.76 feet;

THENCE: along and with the easterly right-of-way line of Horal Drive and the westerly lines of said Lot 16 and said 15.239 acre tract, the following two (2) courses:

1. Along and with the arc of a non-tangent curve to the right, having an arc length of **128.92 feet**, a radius of **470.00 feet**, a delta of **15°42'58"**, and a chord which bears **N 07°43'24" W**, a distance of **128.52 feet** to a found $\frac{1}{2}$ " iron rod with cap stamped PAPE DAWSON;
2. **N 00°08'05" E**, a distance of **1002.39 feet** to the **POINT OF BEGINNING** and containing **14.71 acres**, more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW SURVEYING. Bearings are based on NAD83 Texas State Plane Central Zone.

16 JAN 2020

Job No.: 19-129
 Prepared by: KFW SURVEYING
 Date: January 16, 2020
 File: S:\Draw 2019\19-129 Marbach & Horal\DOCS\19-129 14.71 ACP TCP 011620.doc

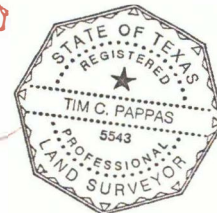


Exhibit "A"