

ORDINANCE

2020-08-20-0582

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 30.187 acres out of NCB 16115 from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

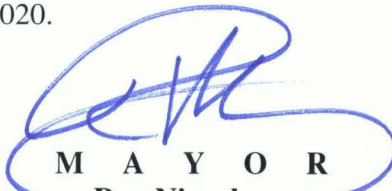
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 August 30, 2020.


PASSED AND APPROVED this 20th day of August, 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
August 20, 2020

Item: Z-22

Enactment Number:
2020-08-20-0582

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Ron Nirenberg Mayor				√		
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2	√			√		
Rebecca Viagran Council District 3				√		
Adriana Rocha Garcia Council District 4				√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7		√		√		
Manny Pelaez Council District 8						√
John Courage Council District 9				√		
Clayton Perry Council District 10				√		

Comments:

Office of the City Clerk

SG
08/20/2020
Item No. Z-22

Exhibit “A”

**A METES AND BOUNDS
DESCRIPTION OF A
30.187 ACRE TRACT OF LAND**

BEING a 30.187 acre (1,314,931 square feet) tract of land situated in the Edwin Alexander Survey No. 149, Abstract No. 29, New City Block 16115, City of San Antonio, Bexar County, Texas; being a portion of a called 41.00 acre tract of land described as Tract I in instrument to ML&E Investments, LLC recorded in Volume 14949, Page 1238 of the Official Public Records of Bexar County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of said Tract I marking the south corner of Lot 1, Block 27 of Thunderbird Hills Unit 11, plat of which is recorded in Volume 5502, Page 104 of the Deed and Plat Records of Bexar County, same being the east corner of a called 10.052 acre tract of land described in instrument to Northside Independent School District recorded in Volume 18509, Page 1743 of the Official Public Records of Bexar County;

THENCE, departing the north line of and crossing said Tract I the following three (3) courses and distances:

1. South 24°15'41" East, 199.98 feet to a point for corner;
2. South 46°09'36" East, 334.65 feet to a point for corner;
3. South 0°06'29" East, 903.78 feet to a point for corner on the north line of a called 24.322 acre tract of land described in instrument to Disalced Carmelite Nuns, as evidenced in Release of Lien recorded in Volume 4470, Page 1298 of the Official Public Records of Bexar County; from which a 1/2-inch iron rod found marking a corner on the north line of said 24.322 acre tract bears North 61°33'06" East, 71.88 feet;

THENCE, along the north line of said 34.322 acre tract the following two (2) courses and distances:

1. South 61°33'06" West, 221.59 feet to a 1/2-inch iron rod found for corner;
2. South 77°15'40" West, 446.15 feet to a 1/2-inch iron rod found marking the northwest corner of said 24.322 acre tract, same being the east corner of Lot 2, Block 1 of Alamo Ridge, plat of which is recorded in Document No. 20080108115 of the Official Public Records of Bexar County;

THENCE, along the east line of said Lot 2 the following three (3) courses and distances:

1. North 22°05'14" West, 396.77 feet to a point for corner;
2. North 43°58'09" West, 260.31 feet to a point for corner;
3. North 52°13'20" West, 699.95 feet to a 1/2-inch iron rod with a plastic cap stamped "BBI" found marking the northeast corner of said Lot 2 on the south line of Lot 1, Block 3 of Residence Inn Cinema Ridge, plat of which is recorded in Volume 9570, Page 20 of the Deed and Plat Records of Bexar County;

THENCE, North 65°38'00" East, 1304.08 feet along the south line of said Lot 1, the south terminus of Cinema Ridge Drive (60 feet wide), plat of which is recorded in Volume 9542, Page 224 of the Deed and Plat Records of Bexar County, and along the south line of aforesaid 10.052 acre tract to the **POINT OF BEGINNING**, and containing 30.187 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the SURFACE and shown in U.S. Survey Feet. To convert SURFACE distances to GRID, apply the combined SURFACE to GRID scale factor of 0.999870017. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

ABEL P. STENDAHL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
abel.stendahl@kimley-horn.com



EXHIBIT - 30.187 ACRES

EDWIN ALEXANDER SURVEY NO. 149

ABSTRACT NO. 29, N.C.B. 16115

CITY OF SAN ANTONIO,

BEXAR COUNTY, TEXAS Exhibit "A"

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	ZKP	3/19/2020	038707100	1 OF 2

LEGEND:

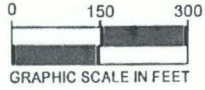
P.O.B. = POINT OF BEGINNING

IRFC = IRON ROD W/CAP FOUND

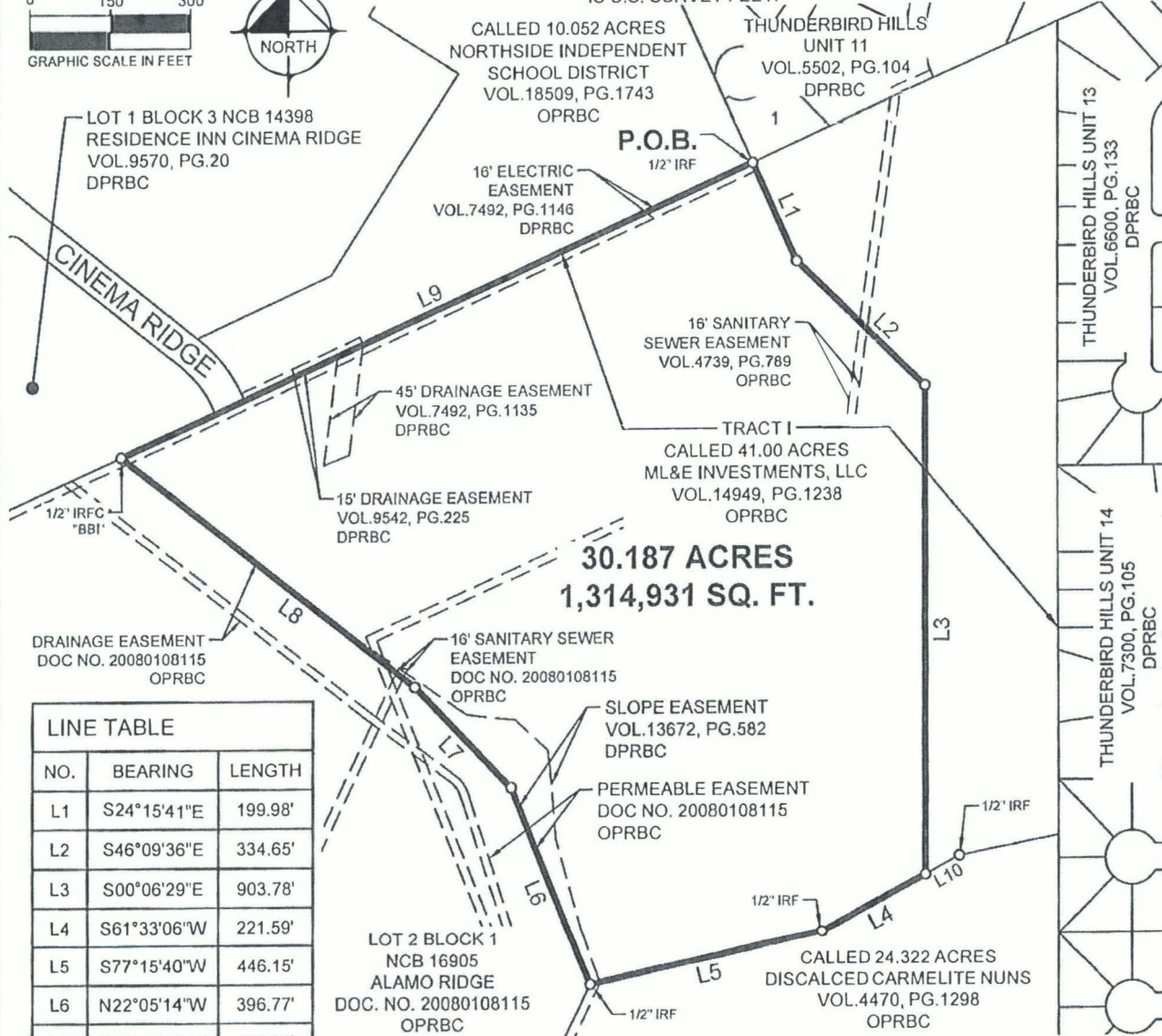
IRF = IRON ROD FOUND

OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY

DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY

**GEODETIC BASIS STATEMENT:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.999870017. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S24°15'41"E	199.98'
L2	S46°09'36"E	334.65'
L3	S00°06'29"E	903.78'
L4	S61°33'06"W	221.59'
L5	S77°15'40"W	446.15'
L6	N22°05'14"W	396.77'
L7	N43°58'09"W	260.31'
L8	N52°13'20"W	699.95'
L9	N65°38'00"E	1304.08'
L10	N61°33'06"E	71.88'

ABEL P. STENDAHL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
abel.stendahl@kimley-horn.com

**EXHIBIT - 30.187 ACRES**

EDWIN ALEXANDER SURVEY NO. 149
ABSTRACT NO. 29, N.C.B. 16115
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale
1" = 300'

Drawn by
APS

Checked by
ZKP

Date
3/19/2020

Project No.
068707100

Sheet No.
2 OF 2