

ORDINANCE 2020-09-17-0675

**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 7.899 acres out of NCB 17983 from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield 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 September 27, 2020.

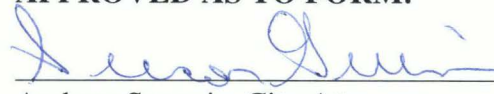
**PASSED AND APPROVED** this 17<sup>th</sup> day of September, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

# CITY COUNCIL MEETING

VOTESLIP

Item Z-8 Consent Agenda

DATE: September 17, 2020

Enactment No:

2020-09-17-0675

| NAME                                   | MOTION | SECOND | Recuse | AYE | NAY | ABSENT |
|--|--------|--------|--------|-----|-----|--------|
| Roberto C. Trevino<br>DISTRICT 1       |        |        |        | X   |     |        |
| Jada Andrews-Sullivan<br>DISTRICT 2    |        |        |        | X   |     |        |
| Rebecca J. Viagran<br>DISTRICT 3       |        |        |        | X   |     |        |
| Dr. Adriana Rocha Garcia<br>DISTRICT 4 |        |        |        | X   |     |        |
| Shirley Gonzales<br>DISTRICT 5         |        |        |        | X   |     |        |
| Melissa Cabello Havrda<br>DISTRICT 6   |        |        |        | X   |     |        |
| Ana E. Sandoval<br>DISTRICT 7          |        |        |        | X   |     |        |
| Manny Peláez<br>DISTRICT 8             |        |        |        | X   |     |        |
| John Courage<br>DISTRICT 9             |        | X      |        | X   |     |        |
| Clayton H. Perry<br>DISTRICT 10        | X      |        |        | X   |     |        |
| Ron Nirenberg<br>MAYOR                 |        |        |        | X   |     |        |

COMMENTS: Motion Prevailed

Does not include the following items heard individually:

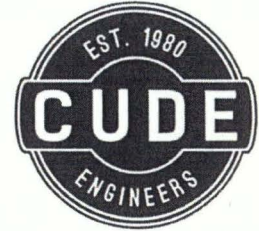
4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B, 8, 18, 25, Z-1, P-2 & Z-3, Z-9, P-4 & Z-10, Z-13, Z-15, and P-7 & Z-17

SG  
09/17/2020  
Item No. Z-8

# Exhibit “A”



Z2020-10700167  
PA2020-11600047



**LEGAL DESCRIPTION**  
**2.101 ACRES OF LAND**

2.101 acres of land located in the G. Torres Survey, Number 38, Abstract Number 739, N.C.B 17983, City of San Antonio, Bexar County, Texas and being a portion of that certain 3.477 acres of land (Tract 4), conveyed to JGRCBB Investments, LLC, as described in Volume 18383, Page 588, Official Public Records of Bexar County, Texas; said 2.101 acres being more particularly described as follows:

**BEGINNING**, at a point located in the easterly line of Greenbelt Lot 1, Block 47, N.C.B. 17983, Horizon Pointe Subdivision, Unit 2, according to the map or plat thereof recorded in Volume 9575, Pages 184-187, Deed and Plat Records of Bexar County, Texas and marking the southwesterly corner of the said 3.477 acres;

**THENCE**, North 20deg 12' 25" West, along the easterly line of said Greenbelt Lot 1, Block 47, a distance of 300.00 feet, to a point located in the approximate City of San Antonio city limit line;

**THENCE**, North 69deg 47' 35" East, along the approximate city limit line, a distance of 305.00 feet, to a point located in the easterly line of the said 3.477 acres;

**THENCE**, South 20deg 12' 25" East, along the easterly line of the said 3.477 acres, a distance of 300.00 feet, to a point marking the southeasterly corner of the said 3.477 acres;

**THENCE**, South 69deg 47' 35" West, along the southerly line of the said 3.477 acres, a distance of 305.00 feet, to the **POINT OF BEGINNING** and containing 2.101 acres of land, more or less.

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.

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

*James W Russell 7/30/20*

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. 01792.012  
J.W.R.

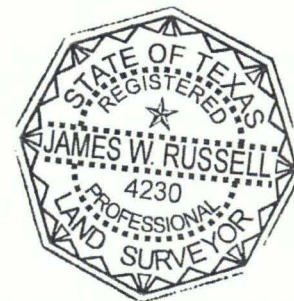
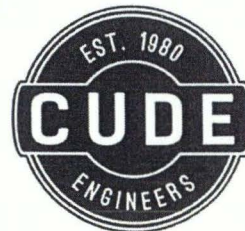


Exhibit "A"

Z2020-10700167  
PA2020-11600043



**LEGAL DESCRIPTION**  
**5.798 ACRES OF LAND**

5.798 acres of land located in the G. Torres Survey, Number 38, Abstract Number 739, N.C.B 17983, City of San Antonio, Bexar County, Texas and being a portion of that certain 9.422 acres of land (Tract 5), conveyed to JGRCBB Investment, LLC, as described in Volume 18383, Page 588, Official Public Records of Bexar County, Texas; said 5.798 acres being more particularly described as follows:

**BEGINNING**, at a point located in the westerly line of Greenbelt Lot 1, Block 48, N.C.B. 17983, Horizon Pointe Subdivision, Unit 2, according to the map or plat thereof recorded in Volume 9575, Pages 184-187, Deed and Plat Records of Bexar County, Texas and marking the southeasterly corner of the said 9.422 acres;

**THENCE**, South 69deg 47' 35" West, along the southerly line of the said 9.422 acres, a distance of 841.80 feet, to a point marking the southwesterly corner of the said 9.422 acres;

**THENCE**, North 20deg 12' 25" West, along the westerly line of the said 9.422 acres, a distance of 300.00 feet, to a point located in the approximate City of San Antonio city limit line;

**THENCE**, North 69deg 47' 35" East, along the approximate city limit line, a distance of 841.80 feet, to a point located in the westerly line of the said Greenbelt Lot 1, Block 48;

**THENCE**, South 20deg 12' 25" East, along the westerly line of the said Greenbelt Lot 1, Block 48, a distance of 300.00 feet, to the **POINT OF BEGINNING** and containing 5.798 acres of land, more or less.

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.

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

  
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