

ORDINANCE 2020-10-01-0716

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 15.082 acres out of NCB 10615 from "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 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.

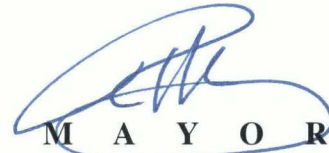
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
10/01/2020
Z-4

CASE NO. Z-2020-10700177

SECTION 5. This ordinance shall become effective October 11, 2020.

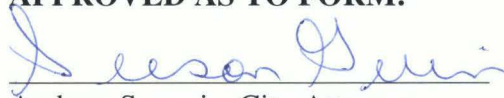
PASSED AND APPROVED this 1st day of October, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
fa



City of San Antonio

City Council
October 1, 2020

Item: Z-4

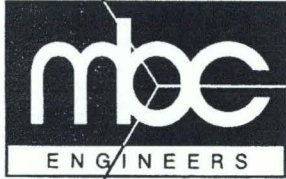
Enactment Number:
2020-10-01-0716

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
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		√		√		
Ron Nirenberg Mayor				√		

Comments:

Office of the City Clerk

Exhibit “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

PA 2020-11600050
ZC 2020-10700177

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 15.082 ACRE (656,991 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JULIAN DIAZ SURVEY, ABSTRACT 190, SECTION NUMBER 133.5, NEW CITY BLOCK 10615, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 66.886 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 20190165096, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 15.082 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; SAID 15.082 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron Rod Found on the Westerly right of way line of Interstate Loop 410, a variable width public right of way, marking the Northeasterly corner of said 66.886 Acre Tract, and marking the Southwesterly corner of Lot 38, New City Block 12883, Kale Commercial Subdivision, according to plat recorded in Volume 9519, Page 125, Deed and Plat records, Bexar County, Texas;

THENCE S 00° 17' 46" E a distance of 361.12 feet, along the Westerly right of way line of said Interstate Loop 410, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the **POINT OF BEGINNING**;

THENCE S 00° 17' 46" E a distance of 120.43 feet, continuing along the Westerly right of way line of said Interstate Loop 410, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, bearing N 00° 17, 47" W a distance of 265.64 feet from a 1/2-inch Iron Rod Found marking the Southwesterly corner of said 66.886 Acre Tract;

THENCE departing the Westerly right of way line of said Interstate Loop 410, across said 66.886 Acre Tract, the following calls:

N 57° 31' 44" W a distance of 65.60 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 89° 48' 17" W a distance of 496.74 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 00° 29' 04" W a distance of 50.02 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 89° 54' 54" W a distance of 775.75 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 00° 11' 42" W a distance of 925.63 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly line of a Variable Width Drainage Easement created by

Document recorded in Volume 5438, Page 859, Official Public Records, Bexar County, Texas and being a point of curve to the left;

THENCE along the Southerly line of said Variable Drainage Right of Way, and said curve to the left having the following Parameters: Radius = 894.26 feet, Arc Length = 12.18 feet, Chord Bearing = S 89° 58' 33" E and a Chord Distance of 12.18 feet to a 1/2-inch Iron Rod Found;

THENCE N 89° 34' 29" E a distance of 65.89 feet, continuing along the Southerly line of said Variable width Drainage Right of Way, to a 1/2-inch Iron Rod Found, marking the Southeasterly corner of said Variable width Drainage Right of way;

THENCE N 00° 25' 41" W a distance of 10.51 feet, along the Easterly line of said Variable width Drainage Right of way, to a 1/2-inch Iron Rod Found marking the Southwesterly corner of a 1.132 Acre Tract of land described in Warranty Deed recorded in Document Number 20200057041, Official Public Records, Bexar County, Texas;

THENCE along the Southerly boundary line of said 1.132 Acre Tract the following calls:

N 89° 46' 00" E a distance of 183.05 feet to a 1/2-inch Iron Rod Found;

N 89° 34' 24" E a distance of 50.01 feet to a 1/2-inch Iron Rod Found;

N 00° 23' 50" W a distance of 37.29 feet to a 1/2-inch Iron Rod Found;

N 89° 43' 15" E a distance of 120.02 feet to a 1/2-inch Iron Rod Found on the Westerly boundary line of a 0.993 Acre Tract known at Lot 12 as described in Deed of Trust recorded in Volume 11763, Page 1734, Official Public Records, Bexar County, Texas;

THENCE S 00° 31' 24" E a distance of 411.56 feet to a 1" Iron Pipe marking the Southwesterly corner of a 1 Acre Tract of land known as Lot 15 as described in Warranty Deed recorded in Volume 4243, Page 364, Official Public Records, Bexar County, Texas;

THENCE N 89° 12' 29" E a distance of 369.74 feet to a Mag Nail with Washer marked "KFW" Found on the Southerly right of way line of Creswell Drive, a Variable width Public right of way;

THENCE S 00° 02' 53" E a distance of 171.35 feet, to a 1/2-inch Iron Rod Found;


THENCE N 88° 50' 39" E a distance of 21.64 feet to a 1/2-inch Iron Rod Found marking the Southwesterly corner of said Lot 38;

THENCE S 00° 29' 02" E a distance of 395.87 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

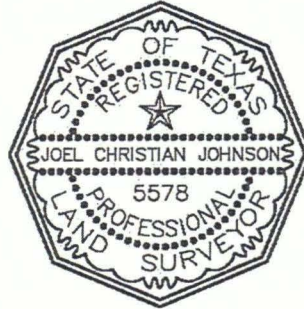
THENCE N 89° 55' 42" E a distance of 446.27 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 57° 31' 44" E a distance of 65.34 feet to the **POINT OF BEGINNING** and containing 15.082 acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: September 16, 2020
Job No: 32661-1670