

ORDINANCE 2021-05-20-0390

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 18.0 acres out of NCB 18087 from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

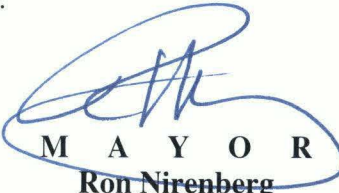
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 May 30, 2021.


**PASSED AND APPROVED** this 20<sup>th</sup> day of May, 2021.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council

May 20, 2021

**Item: Z-12**

**File Number: 21-3053**

**Enactment Number:**

**2021-05-20-0390**

ZONING CASE Z-2021-10700082 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.00 acres out of NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Approval. Zoning Commission recommendation pending the May 18, 2021 hearing.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
05/20/2021  
Item No. Z-12

# Exhibit “A”



Zoning Case  
Z-2021-10800082



**ZONING DESCRIPTION FOR  
A 18.00 ACRE TRACT**

A **18.00 acre** tract of land, more or less, in the City of San Antonio, Bexar County, Texas, and being a portion of Lot 7, Block 3, N.C.B. 18087, AMENDING PLAT OF PORFIRIO S. OSUNA TRACT, a plat of record in Volume 9643, Page 141 in the Deed and Plat Records of Bexar County, Texas, said 18.00 acre zoning area tract being described by metes and bounds as follows:

**BEGINNING** at a point in the southerly right-of-way line of Loop 410 (Southwest) for the northeast corner of said Lot 7 and the zoning area described herein;

**THENCE: S 00°05'15" E**, along and with the easterly line of said Lot 7, a distance of **1458.13 feet** to a calculated point for the southeast corner of the zoning area described herein, and from which point the southeast corner of said Lot 7 bears S 00°05'15" E, a distance of 343.72 feet;

**THENCE: N 71°42'37" W**, over and across said Lot 7, a distance of **606.59 feet** to a calculated point in the westerly line of said Lot 7 for the southwest corner of the zoning area described herein, and from which point the southwest corner of said Lot 7 bears S 00°05'15" E, a distance of 533.14 feet;

**THENCE: N 00°05'15" W**, along the westerly line of said Lot 7, a distance of **1265.99 feet** to a point in the southerly right-of-way line of Loop 410 (Southwest) for the northwest corner of said Lot 7 and the zoning area described herein;

**THENCE: N 89°49'24" E**, along and with the southerly right-of-way line of said Loop 410 (Southwest) and the northerly line of said Lot 7, a distance of **575.66 feet** to the **POINT OF BEGINNING** of this zoning area, and containing 18.00 acres of land, more or less.

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by KFW Engineers and Surveying, 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.

Bearings and distances shown hereon are quoted directly from AMENDING PLAT OF PORFIRIO S. OSUNA TRACT, a plat of record in Volume 9643, Page 141 in the Deed and Plat Records of Bexar County, Texas.

Job No.: 21-004  
Prepared by: KFW Surveying  
Date: April 23, 2021  
File: S:\Draw 2021\21-004 de la Garza Zoning Description\DOCS\21-004 18.00 AC ZONING DESCRIPTION.dwg



Exhibit "A"