

ORDINANCE

2021-06-17-0499

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 14.03 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.

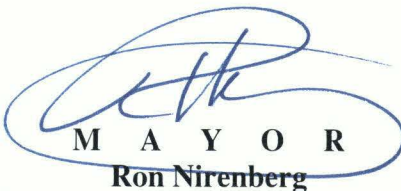
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 27, 2021.


PASSED AND APPROVED this 17th day of June, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

June 17, 2021

Item: Z-9

File Number: 21-4323

Enactment Number:

2021-06-17-0499

ZONING CASE Z-2021-10700097 (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 14.03 acres out of NCB 18087, generally located in 10100 Block of State Highway 16 South. Staff and Zoning Commission recommend Approval.

Councilmember Ana E. Sandoval made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Abstain: 1 Bravo

SG
06/17/2021
Item No. Z-9

Exhibit “A”



**DESCRIPTION FOR
A 14.03 ACRE TRACT
ZONING DESCRIPTION**

A **14.03 acre** tract of land situated in the Charles Tenness Survey No. 50, Abstract 747, N.C.B. 18087, in the City of San Antonio, Bexar County, Texas, and being a portion of that called 17.88 acre tract of land as conveyed to L410/H16, L.P. and recorded on February 17, 2006 at Volume 11944, Page 1466 in the Official Public Records of Bexar County, Texas (O.P.R.), said 14.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the easterly right-of-way of Palo Alto Road, or State Highway 16 (variable width R.O.W.) for the southwest corner of that called 1.402 acre tract of land as conveyed to N21 One, LLC and recorded July 14, 2015 in Volume 17343, Page 949 in the O.P.R. for the most westerly northwest corner of the tract described herein, and also being in the northerly line of Tract 3 of Plat of Subdivision of Porfirio S. Osuna, a plat of record in Volume 1625, Page 234 in the Deed and Plat Records of Bexar County, and from which point a TXDOT Type II monument found for the intersection of the easterly right-of-way of Palo Alto Road with the southerly right-of-way line of South Interstate Loop 410 bears N 08°49'57" E, a distance of 220.10 feet;

THENCE: N 89°38'08" E, along and with the southerly line of said 1.402 acre tract and the northerly line of said Tract 3, passing at a distance of 236.27 feet a ½" iron rod found for the northeast corner of said Tract 3 and in the westerly line of Tract 10 of said Plat of Subdivision of Porfirio S. Osuna, and continuing the same course into and across said Tract 10 for a total distance of **277.51 feet** to a ½" iron rod with cap stamped PAPE DAWSON found for the southeast corner of said 1.402 acre tract;

THENCE: into and across said Tract 10 and said 17.88 acre tract, the following two (2) courses:

1. **N 89°42'44" E**, a distance of **142.89 feet** to a calculated point;
2. **N 00°17'16" W**, a distance of **276.63 feet** to a calculated point in the southerly right-of-way line of South Interstate Loop 410, and from which point a ½" iron rod with cap stamped PAPE DAWSON found for the northeast corner of said 1.402 acre tract bears S 80°54'40" W, a distance of 144.47 feet;

THENCE: along and with the southerly right-of-way line of South Interstate Loop 410, the following two (2) courses:

1. **N 80°54'40" E**, a distance of **564.47 feet** to a found TXDOT Type II monument;
2. **N 89°38'04" E**, a distance of **353.12 feet** to a calculated point in the westerly line of Tract 12 of said Plat of Subdivision of Porfirio S. Osuna, and for the northwest corner of that called 15.939 acre tract of land (Tract 3) as conveyed to Genevieve Murphy and Michael E. Murphy, Trustees or Successors in Trust Under the Genevieve Murphy Living Trust Dated August 12, 2009 and recorded August 20, 2009 in Volume 14137, Page 153 in the O.P.R. for the northeast corner of said 17.88 acre tract, and the tract described herein, and from which point a ½" iron rod found for the northeast corner of said 15.939 acre tract bears N 89°38'04" E, a distance of 384.52 feet;

THENCE: S 00°19'48" E, along and with the easterly line of said Tract 11 and said 17.88 acre tract and the westerly line of said Tract 12 and said 15.939 acre tract, a distance of **295.85 feet** to a calculated point

for the northeast corner of that called 3.048 acre tract of land as conveyed to City of San Antonio City Public Service Board and recorded January 31, 2012 in Volume 15333, Page 58 in the O.P.R.;

THENCE: S 89°35'04" W, along and with the northerly line of said 3.048 acre tract, a distance of **295.00 feet** to a calculated point for the northwest corner of said 3.048 acre tract;

THENCE: S 00°19'48" E, along and with the westerly line of said 3.048 acre tract, a distance of **450.00 feet** to a ½" iron rod found in the northerly line of the remainder of that called 24.745 acre tract of land as conveyed to Moses and Angelina Sandoval and recorded November 2, 1971 in Volume 6659, Page 564 in the Deed Records of Bexar County, Texas for the southwest corner of said 3.048 acre tract and the most southerly southeast corner of the tract described herein;

THENCE: S 89°38'26" W, along and with the southerly line of said 17.88 acre tract and the northerly line of said 24.745 acre tract, a distance of **959.29 feet** to a ½" iron rod found in the easterly right-of-way of Palo Alto Road for the southwest corner of said 17.88 acre tract and the tract described herein;

THENCE: N 08°49'57" E, along and with the easterly right-of-way of Palo Alto Road, passing at a distance of 274.15 feet a ½" iron rod with cap stamped CUDE found on line, then continuing the same course for a total distance of **411.16 feet** to the **POINT OF BEGINNING** and containing **14.03 acres of land**, more or less, in City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.:
Prepared by:
Date:
File

21-069
KFW Surveying
May 28, 2021

S:\Draw 2021\21-069 Loop 410 at Palo Alto Road\DOCS\21-069 14.03 AC ZONING DESC TCP 052712.DWG

28 MAY
2021
[Signature]

