

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**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 35.668 acres out of CB 5088 and NCB 18225 from “OCL” Outside City Limits, “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage.

**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 December 6, 2024.

**PASSED AND APPROVED** this 7<sup>th</sup> day of November, 2024.

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CASE NO. Z2024-10700059 CD

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrew Segovia, City Attorney

**EXHIBIT A**  
**Property Description**

**PROPERTY DESCRIPTION**

**BEING** a 35.668 acre (1,553,704 square feet) tract of land situated in the Antonio Zamora Survey No. 36, Abstract No. 828 and Jeffery B. Hill Survey No. 103, Abstract No. 308, Bexar County, Texas and being a portion of County Block 5088, Bexar County, Texas and being a portion of New City Block 18255 and being all of a called 35.445 acre tract described in Special Warranty Deed to BRYCAP FARM PROPERTIES, LLC recorded in Document No. 20090056951, Official Public Records, Bexar County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap found for an angle point of the herein described tract, and being at the south end of a corner clip at the intersection of southeast right-of-way line of Weichold Road (a variable width right-of-way) and south right-of-way line of Interstate Highway 10;

**THENCE** North 49°10'09" East along said corner clip, a distance of 187.71 feet to a Brass Monument found for an angle point at the north end of said corner clip, and of the herein described tract;

**THENCE** North 69°22'01" East along the south right-of-way line of said Interstate Highway 10, the north line of the herein described tract, a distance of 1,686.36 feet to a 1/2" iron rod found for the northwest corner of the remainder of a called 53.424 acre tract described in Warranty Deed to I-10 INVESTMENTS, LTD. recorded in Document No. 20060052082, of said Official Public Records, and the northeast corner of the herein described tract;

**THENCE** South 29°10'39" West departing the south right-of-way line of said Interstate Highway 10 and along the northwest line of said 53.424 acre tract, the southeast line of the herein described tract, passing at a distance of 800.25 feet the north corner of Paloma Subdivision Unit No. 2A, an addition to the City of San Antonio according to the plat recorded in Volume 20001, Page 1949, Plat Records, Bexar County, Texas, continuing 101.17 feet for a total distance of 901.42 feet to a 1/2" iron rod with plastic cap found for an angle point in the northwest line of said Paloma Subdivision Unit No. 2A, and the herein described tract;

**THENCE** South 29°39'20" West continuing along said northwest line of Paloma Subdivision Unit No. 2A, the southeast line of the herein described tract, a distance of 1,135.70 feet to a 1/2" iron rod with plastic cap found for a point in the northeast line of Paloma Subdivision, Unit 1, Lot 20, an addition to the City of San Antonio according to the plat recorded in Document No. 20160193190, of said Official Public Records, and being the southwest corner of said Paloma Subdivision Unit No. 2A, and the southeast of the herein described tract;

**THENCE** North 60°36'15" West along the southwest line of the herein described tract, the northeast line of said Paloma Subdivision, Unit 1, and the northeast line of Paloma Replat, an addition to the City of San Antonio according to the plat recorded in Document No. 20170054817, of said Official Public Records, passing at a distance of 1,144.54 feet the northwest corner of said Paloma Replat, continuing 10.00 feet for a total distance of 1,154.54 feet to a 5/8" iron rod with plastic cap stamped 'KHA' set for a point in the southeast line of said Weichold Road, and being the southwest corner of the herein described tract;

**THENCE** North 30°20'51" East along the southeast right-of-way line of said Weichold Road, the northwest line of the herein described tract, a distance of 568.18 feet to the **POINT OF BEGINNING** and containing 1,553,704 square feet or 35.668 acres of land.

  
JAMES L. JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 0038704  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
jay.janisse@kimley-horn.com



**EXHIBIT OF A**  
**35.668 ACRE TRACT**

ANTONIO ZAMORA SURVEY NO. 36 ABSTRACT NO. 828 AND  
JEFFERY B. HILL SURVEY NO. 103 ABSTRACT NO. 308  
N.C.B.18225  
COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS  
CITY OF SAN ANTONIO, E.T.J., BEXAR COUNTY, TEXAS  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JLJ	Mar.2023	068734400	1 OF 2

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