

ORDINANCE 2022-06-16-0466

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 2.50 acres out of NCB 1453, located at 903-937 Hedges Street, from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field 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 26, 2022.

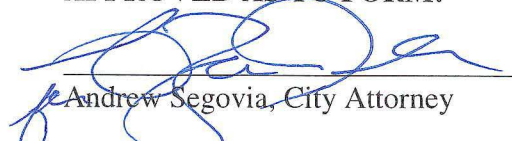
**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2022.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council A Session Meeting June 16, 2022

6.

**2022-06-16-0466**

ZONING CASE Z-2022-10700058 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600017)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval



A METES AND BOUNDS  
DESCRIPTION OF A  
2.500 ACRE TRACT OF LAND

Z-2022-10700058  
PA-2022-11600017

BEING a 2.500 acre (108,910 square feet) tract of land situated in the New City Block 1453, Bexar County, Texas; and being all of Lots 1 through 11, Block 24, NCB 1453, and a portion of Lot 31, Block 23, NCB 1453 of Springview, Unit-2, plat of which is recorded in Volume 9549, Page 102-104 of the Deed and Plat Records of Bexar County; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (with plastic cap stamped "PCI") found marking the southern-most southwest corner of said Lot 1 on the northeasterly right-of-way line of Hedges Street (55.6 feet wide public right-of-way)

THENCE, in a northwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of North 38°02'28" West, 12.28 feet, a central angle of 75°45'53", and an arc length of 13.22 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the western-most southwest corner of said Lot 1 on the easterly right-of-way line of Grimes Street (55 feet wide public right-of-way);

THENCE, North 00°09'31" West, 69.66 feet along the westerly boundary line of said Lot 1 and the easterly right-of-way line of said Grimes Street to a point marking the northwest corner of said Lot 1 and the northwest corner of the herein described tract;

THENCE, North 89°42'29" East, 692.38 feet departing the easterly right-of-way line of Grimes Street, along the northerly boundary of said Lot 1, crossing aforesaid Lot 31 to a point on the easterly boundary of said Lot 31, and the westerly right-of-way of South Rio Grande Street (70 feet wide public right-of-way), and marking the northeast corner of the herein described tract;

THENCE, South 00°09'31" East, along the westerly right-of-way line of said South Rio Grande Street; at a distance of 32.32 feet 146.01 feet passing a 1/2 inch iron rod (with plastic cap stamped "CEC") found marking the northeast corner of aforesaid Lot 11; continuing for a total distance of 146.01 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the eastern-most southeast corner of said Lot 11;

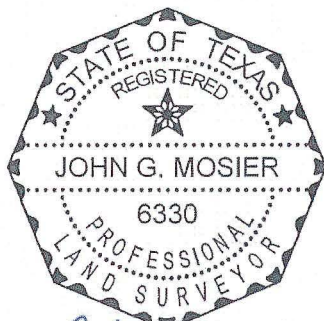
THENCE, in a southwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of South 37°06'44" West, 12.11 feet, a central angle of 74°32'31", and an arc length of 13.01 feet to a Mag Nail (with shiner stamped "CEC") found marking the southern-most southeast corner of said Lot 11, on the northwesterly right-of-way line of aforesaid Hedges Street;

THENCE, along the southerly boundaries of aforesaid Lots 1 through 11, Block 24 and the northerly right-of-way line of said Hedges Street the following three (3) courses and distances:

1. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 140.00 feet, a chord South 51°27'02" West, 109.10 feet, a central angle of 45°51'56", and an arc length of 112.07 feet to a "X" cut found in concrete;
2. in a southwesterly direction along a reverse tangent curve to the right, having a radius of 10.00 feet, a chord South 66°17'50" West, 12.25 feet, a central angle of 75°33'32", and an arc length of 13.19 feet to a "X" cut in concrete found marking the south corner of the herein described tract;
3. North 75°55'24" West, 599.15 feet to the POINT OF BEGINNING and containing 2.500 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Exhibit "A"  
Attachment "II"

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com



*John G. Mosier*  
3-8-22

EXHIBIT OF A  
2.500 ACRE TRACT OF LAND  
NCB 1453, CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	3/8/2022	063929043	1 OF 2