

ORDINANCE 2022-06-16-0482

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 0.860 acres out of NCB 15849, located at 10218 Ingram Road, from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 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.

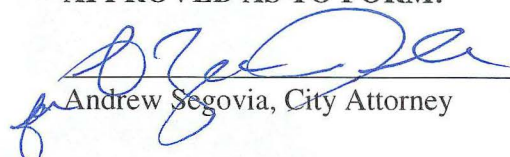
PASSED AND APPROVED this 16th day of June, 2022.


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 Zoning & Land Use Session Meeting June 16, 2022

25.

2022-06-16-0482

ZONING CASE Z-2022-10700108 (Council District 6): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600035)

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

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

Z-2022-100700108
PA-20202-11600035

ZONING METES AND BOUNDS DESCRIPTION FOR A

0.860 ACRES (37,448 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE 2.109-ACRE TRACT DESCRIBED IN THE MBC PLAT NO. 20-11800552 AS LOT 2, COUNTY BLOCK 28, N.C.B. 15849, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID PLAT RECORDED IN VOLUME 20002, PAGE 1032 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING: At a 1/2-Inch Iron Rod with cap "MBC" Found on the South Right-of-Way line of Lakeside Parkway and marking the Northeast corner of said Lot 2;

THENCE S 00° 05' 38" E, 101.03 feet departing the South Right-of-Way line of said Lakeside Parkway along and with the East line of said Lot 2 to the **POINT OF BEGINNING** of the herein after described 0.860 Acre Tract of Land;

THENCE S 00° 05' 38" E, 332.09 feet, continuing along the Easterly Property line of Lot 2, County Block 28, N.C.B. 15849, to the Southeasterly corner of Lot 2 and the herein described Tract;

THENCE N 86° 38' 55" W, 109.18 feet, along the Southerly Property line of Lot 2, to a point for the Southwesterly Corner of the herein described Tract;

THENCE N 00° 51' 20" W, 192.83 feet along a Line Parallel to the Easterly ROW Line of Ingram Road to a 96 Foot Offset, to a Point of Curvature of a Curve to the Right;

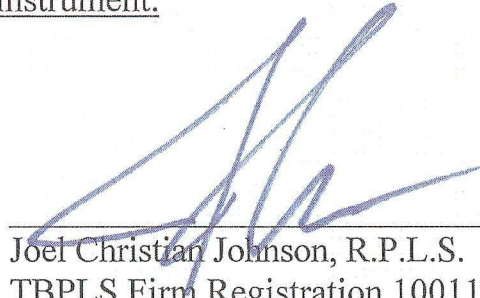
THENCE 153.14 Feet, continuing along the 96 Foot Offset Line to Ingram Road, along a Curve to the Right having a Delta Angle of 02°49' 38", a Radius of 3,103.49 Feet and a Chord Which Bears N 00° 33' 30" E, 153.12 Feet to a Point for the Northwesterly Corner of the herein described Tract;

THENCE N 77° 48' 12" W, 28.09 feet, along a line parallel to the Southerly ROW Line of Lakeside Parkway at a 100 Foot Offset, to a Point of Curvature to the Left;

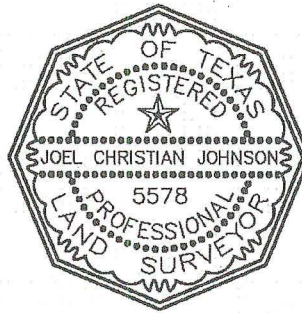
Exhibit "A"
Attachment "II"

THENCE 83.62 Feet, continuing along a Line Parallel to the Southerly ROW Line of Lakeside Parkway, along a Curve to the Left having a Delta Angle of $04^{\circ}20'10''$, a Radius of 1105.00 Feet and a Chord Which Bears $S\ 80^{\circ}09'47''\ E$, 83.60 Feet to the **POINT OF BEGINNING** and **POINT OF CLOSURE**, containing 0.860 Acres (37,448 square feet) of land, more or less.

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: May 04, 2022
Job No. 32926-0770



SURVEYORS NOTES:

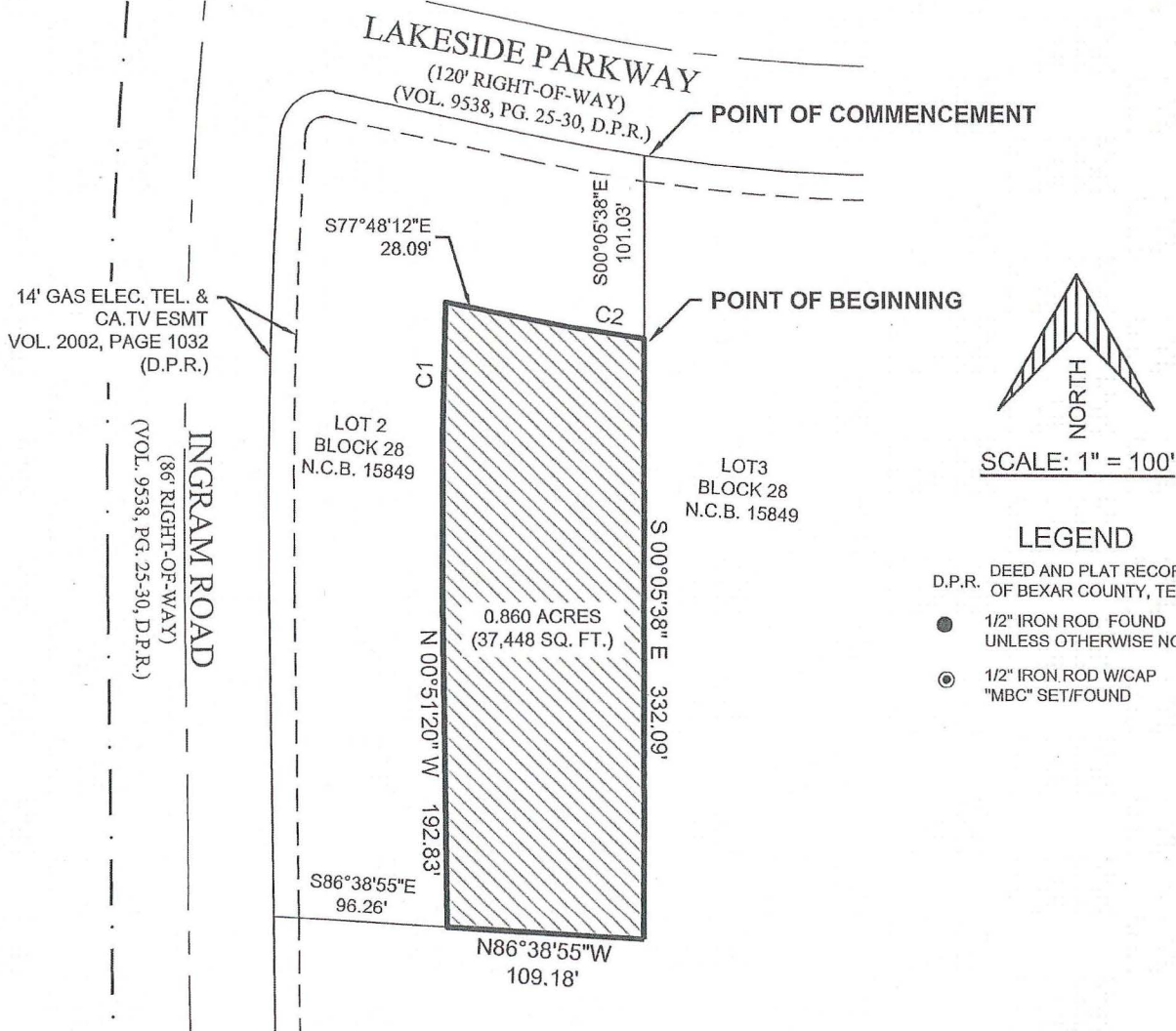
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. ZONING EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	153.14'	3103.49'	2°49'38"	N 00°33'30" E	153.12'
C2	83.62'	1105.00'	4°20'10"	S 80°09'47" E	83.60'



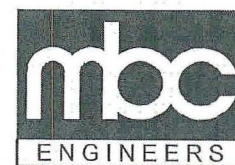
ZONING EXHIBIT

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[Signature]
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/04/2022
JOB NO. 32926-0770
SHEET 1 OF 1