

ORDINANCE 2022-06-16-0487

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 15.125 acres out of NCB 8680 and NCB 8682, located at 9318 Jones Maltsberger Road, from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family 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.

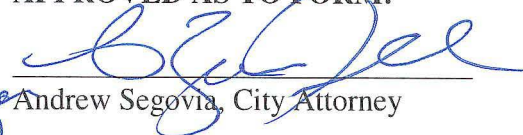
**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2022.

  
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 Zoning & Land Use Session Meeting June 16, 2022

30.

2022-06-16-0487

ZONING CASE Z-2022-10700105 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on approximately 16 acres out of NCB 8680 and NCB 8682, located at 9318 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.

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”





## METES AND BOUNDS DESCRIPTION FOR

A 15.125 acre or 658, square feet, more or less, tract of land consisting of a south portion of a called 0.63 of an acre parcel described as "Tract 4" and a called 14.70 acre parcel of land described as "Tract 5" conveyed to Evander Partners of record in Document Number 20130206063, of the Official Public Records of Bexar County, Texas, out of the Robert Patton Survey Number 1, Abstract 599, New City Blocks (NCB) 8682 and 8680 respectively, of the City of San Antonio, Bexar County, Texas. Said 15.125 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the common line of said 0.63 of an acre and the southeast right-of-way line of Jones Maltsberger Road, a variable width public right-of-way, for the northwest corner of the herein described tract, from which a Texas Department of Transportation Type II right-of-way monument at the northwest corner of said 0.63 of an acre tract bears N 24°49'52" E, a distance of 142.50 feet and from which a found 1/2" iron rod at the intersection of said northwest right-of-way line of said Jones Maltsberger Road and the south end of the curve return from the south right-of-way line of East Ramsey Road, a variable width right-of-way, also being the most easterly corner of Lot 26, Block 6, New City Block 11970, as shown on Jones Maltsberger Ramsey SWC Plat, same being the northeast line of a tract of land conveyed to Evander Partners, recorded in Volume 9709, Page 77 of the Deed and Plat Records of Bexar County, Texas, bears N 26°38'16"W, a distance of 83.37 feet;

**THENCE:** N 79°19'15" E, departing said southeast right-of-way line of Jones Maltsberger Road, over and across said 0.63 of an acre tract, a distance of 140.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the common line of said 0.63 of an acre and the southwest right-of-way line of U.S. Highway 281, a public right-of-way, as shown on Texas State Highway Department Map, Pages 2-5, Account Number RW 8015-1-9, Project Designation 3190, Part V, dated March 31, 1966, the northeast corner of the herein described tract;

**THENCE:** S 23°39'36" E, along said common line, a distance of 100.50 feet to the common corner of said 0.63 of an acre tract and the aforementioned 14.70 acre tract, for an angle point of the herein described tract, from which a found iron rod bears N 36°35'38" E, a distance of 0.30 feet;

**THENCE:** Continuing along the common line of said southwest right-of-way line of U.S. Highway 281 and said 14.70 acres, the following bearings and distances:

Exhibit "A"