

ORDINANCE

2022-10-20-0814

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 40.861 acres out of NCB 11296, located at 8219 Somerset Road, 8401 Somerset Road and 8439 Somerset Road, from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 October 30, 2022.

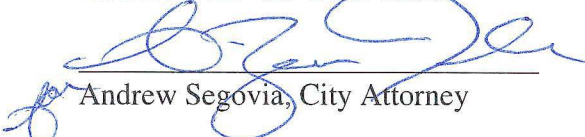
**PASSED AND APPROVED** this 20<sup>th</sup> day of October, 2022.

  
**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 Meeting October 20, 2022

**14.**

**2022-10-20-0814**

ZONING CASE Z-2022-10700230 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 40.861 acres out of NCB 11296, located at 8219 Somerset Road, 8401 Somerset Road, and 8439 Somerset Road. Staff and Zoning Commission recommend Approval.

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

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
<b>Absent:</b>	McKee-Rodriguez, Rocha Garcia, Perry

# EXHIBIT “A”



**METES AND BOUNDS  
FOR REZONING REQUEST**

Being 40.861 acres of land, more or less, in the San Antonio Town Tract Survey, Abstract 20, Bexar County, Texas, consisting of 31.455 acres out of Tract 1, Tract 2 and Tract 3, New City Block 11296, described in a Warranty Deed recorded in Volume 1311, Page 379, Deed Records, Bexar County, Texas, and 9.406 acres out of 25 acres described in a Deed recorded in Volume 5231, Page 185, Deed Records, Bexar County, Texas; said 40.861 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of this 40.861 acres, same being the northwest corner of said Tract 3 and the northeast corner of the Bexar County remainder of 0.31 acres (Volume 1453, Page 419), same also being an angle corner of the New Laredo Highway and the southwest corner of The City of San Antonio 0.822 acres (Document No. 20200269830), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 40.861 acres and said City of San Antonio 0.822 acres, South 84 degrees 33 minutes 46 seconds East (called South 84 degrees 35 minutes 37 seconds East), at a distance of 199.95 feet pass a 1/2 inch iron rod found for the southeast corner of said City of San Antonio 0.822 acres, same being the southwest corner of Lot 1, Martinez Yard Subdivision, Block 007, N.C.B. 11927 (Document No. 20200269830), and continuing for a total distance of 378.54 feet (called 378.58 feet) to a 5/8 inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2;

**THENCE** along the line common to this 40.861 acres and said Lot 2, South 85 degrees 07 minutes 07 seconds East (called South 85 degrees 08 minutes 04 seconds East), a distance of 106.39 feet to a point for the North corner of this 40.861 acres;

**THENCE** departing the North line of and crossing said Tracts 1, 2, 3 and said 25 acres, South 17 degrees 38 minutes 23 seconds East, a distance of 2120.75 feet to a point for the southeast corner of this 40.861 acres, same being on the South line of said 25 acres and on the North line of the Maria Aelvoet 25 acres (Volume 642, Page 339);

**THENCE** along the line common to this 40.861 acres and said Aelvoet 25 acres, North 83 degrees 55 minutes 34 seconds West, a distance of 1343.61 feet to a 1/2 inch iron rod capped WALs set for the southwest corner of this 40.861 acres, same being the southwest corner of said 25 acres and the southeast corner of the City of San Antonio 0.32 acres (Volume 3071, Page 584);

**THENCE** along the line common to this 40.861 acres and said City of San Antonio 0.32 acres, North 05 degrees 49 minutes 59 seconds East, at a distance of 321.50 feet pass a 1/2 inch iron rod capped WALs set for the northeast corner of said City of San Antonio 0.32 acres and same being the southeast corner of the City of San Antonio 0.41 acres (Volume 3075, Page 125) and on the North line of said 25 acres, same also being on the South line of said Tract 1, and continuing for a total distance of 728.30 feet to a 1/2 inch

iron rod capped WALs set for an angle corner of this 40.861 acres, same being the northeast corner of said City of San Antonio 0.41 acres (Volume 3075, Page 125) and on the South line of the City of San Antonio 0.41 acres (Volume 3071, Page 411);

**THENCE** along the line common to this 40.861 acres and said City of San Antonio 0.41 acres (Volume 3071, Page 411) the following courses and distances:

South 83 degrees 56 minutes 38 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod capped WALs set for an interior corner of this 40.861 acres, same being the southeast corner of said City of San Antonio 0.41 acres (Volume 3071, Page 411);

North 06 degrees 03 minutes 59 seconds East, a distance of 406.55 feet to a 1/2 inch iron rod capped WALs set for an interior corner of this 40.861 acres, same being the northeast corner of said City of San Antonio 0.41 acres (Volume 3071, Page 411);

North 83 degrees 56 minutes 38 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod capped WALs set for an angle corner of this 40.861 acres, same being the southeast corner of the City of San Antonio 0.85 acres (Volume 3097, Page 509);

**THENCE** along the line common to this 40.861 acres and said City of San Antonio 0.85 acres, North 06 degrees 43 minutes 00 seconds East (called North 06 degrees 22 minutes East), a distance of 607.87 feet to a 1/2 inch iron rod capped WALs set for the northeast corner of said City of San Antonio 0.85 acres, same being an angle corner of this 40.861 acres and the northeast corner of said City of San Antonio 0.85 acres, same being the southeast corner of said Bexar County remainder of 0.31 acres;

**THENCE** along the line common to this 40.861 acres and said Bexar County remainder of 0.31 acre, North 06 degrees 42 minutes 19 seconds East, a distance of 192.61 feet to the **POINT OF BEGINNING**, and containing 40.861 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
July 6, 2022

