

ORDINANCE

2022-11-03-0859

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.

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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 on 10.334 acres out of NCB 15329, generally located in the 1600 Block of Cable Ranch Road, from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 GC-2 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Highway 151 Gateway Corridor 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 November 13, 2022.

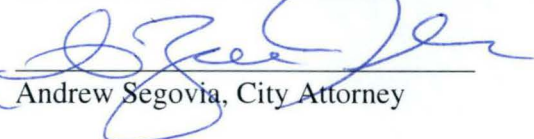
PASSED AND APPROVED this 3rd day of November, 2022.


MAYOR
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting November 3, 2022

12.

2022-11-03-0859

ZONING CASE Z-2022-10700212 (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 GC-2 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 10.334 acres out of NCB 15329, generally located in the 1600 Block of Cable Ranch Road. Staff recommends Approval. Zoning Commission recommendation pending the November 1, 2022 hearing.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Exhibit “A”

Z2022-10700212

METES AND BOUNDS DESCRIPTION
FOR

A 10.334 acre, or 450,147 square feet more or less, tract of land, being out of the remainder portion of a 16.453 acre tract, conveyed to Legacy Striker MV LTD. in Deed recorded in Volume 17228, Pages 1518-1530 of the Official Public Records of Bexar County, Texas, out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329, now in New City Block (N.C.B.) 15329, in the City of San Antonio, Bexar County, Texas. Said 10.334-acre tract being more fully described as follows, with bearings based on the Texas Coordinate system as established from the North American Datum of 1983 NAD 83 (NA2011) Epoch 2010.00 for the South Central Zone:

- BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape Dawson", the south right-of-way line of Vista West Drive, variable width right-of-way dedicated in the Westlakes Subdivision Unit 15 recorded in Volume 9534, Page 160 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 16.453 acre tract and the northwest corner of Lot 2, Block 7, Westlakes Subdivision Unit 15, recorded in Volume 9534, Page 160 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 23°31'32" E, with the west line of said Lot 2 and the east line of said 16.453 acre tract, a distance of 14.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 2 and the east line of said 16.453 acre tract;
- THENCE: S 22°11'06" W, continuing with the west line of said Lot 2 and the east line of said 16.453 acre tract, a distance of 548.43 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of Lot 9, Block 7 of the New Harmony Science Academy Subdivision recorded in Volume 9593, Page 56 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 69°08'43" W, departing the west line of said Lot 2 and the east line of said 16.453 acre tract, along and with the north line of said Lot 9, a distance of 792.86 feet to a found mag nail with a washer stamped "Pape-Dawson", the northwest corner of said Lot 9, the west line of said 16.453 acre tract and the east right-of-way line of Cable Ranch Road, a 60-foot right-of-way dedicated in the Westlakes Subdivision Unit 13 recorded in Volume 9536, Pages 182-183 of the Deed and Plat Records of Bexar County, Texas, a point of non-tangent curvature;
- THENCE: Northeasterly, with the west line of said 16.453 acre tract and the east right-of-way line of said Cable Ranch Road, along a non-tangent curve to the right, said curve having a radial bearing of S 71°52'44" E, a radius of 9624.58 feet, a central angle of 00°03'44", a chord bearing and distance of N 18°09'08" E, 10.46 feet, for an arc length of 10.46 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", a point of non-tangency;

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Exhibit "A"

JLM Monterrey Village
10.334 Acres
Job No.: 12866-00

THENCE: N 22°12'36" E, along and with the west line of said 16.453 acre tract and the east right-of-way line of said Cable Ranch Road, a distance of 551.46 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the south end of the curve return at the intersection of the east right-of-way line of said Cable Ranch Road with the south right-of-way of said Vista West Drive;

THENCE: Northeasterly, with said curve return, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 89°59'25", a chord bearing and distance of N 67°12'19" E, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the south right-of-way of said Vista West Drive;

THENCE: S 67°47'58" E, along and with the south right-of-way of said Vista West Drive, a distance of 768.04 feet to the POINT OF BEGINNING and containing 10.334 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12866-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 14, 2022
JOB NO. 12866-00
DOC. ID. N:\CIVIL\12866-00\Word\12866-00 FN.doc

