

ORDINANCE

2022-12-15-1014

**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 on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410, from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

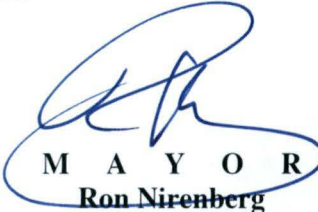
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 December 25, 2022.

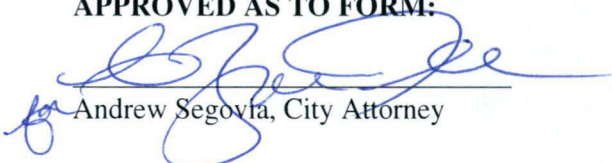
**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2022.

  
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 December 15, 2022

19.

**2022-12-15-1014**

ZONING CASE Z-2022-10700234 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600089) (Continued from December 1, 2022)

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

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

# EXHIBIT “A”





**ZONING DESCRIPTION FOR  
A 28.79 ACRE TRACT**

A **28.79 acre** tract of land situated in the Lucas Munoz Survey No. 86, Abstract 488, in New City Block 15248, in the City of San Antonio, Bexar County, Texas, and being a portion of that called 387.97 acre tract of land as conveyed to Continental Homes of Texas, L.P., and recorded February 6, 2003 in Volume 9819, Page 1780 in the Official Public Records of Bexar County (O.P.R.) said 28.79 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated point for the most southerly corner of the westerly terminus of the right-of-way line of Quantum Loop (70' wide right-of-way as dedicated in plat of Ray Ellison Shopping Center as recorded in Volume 9655, Pages 95-97 in the Deed and Plat Records of Bexar County (D.P.R.), for the most southerly northerly corner of the tract described herein;

**THENCE: N 41°49'12" E**, along and with the southeasterly right-of-way line of Quantum Loop, a distance of **79.28 feet** to a calculated point;

**THENCE:** into and across said 387.97 acre tract, the following four (4) courses:

1. **S 47°57'56" E**, a distance of **748.85 feet** to a calculated point for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **673.42 feet**, a radius of **485.00 feet**, a delta angle of **79°33'18"** and a chord which bears **S 08°11'17" E**, a distance of **620.61 feet** calculated point;
3. **S 31°35'22" W**, a distance of **152.81 feet** to a calculated point for the beginning of a curve;
4. along said curve to the **left** having an arc length of **157.16 feet**, a radius of **400.00 feet**, a delta angle of **22°30'43"** and a chord which bears **S 20°20'00" W**, a distance of **156.15 feet** to a calculated point;
5. **N 80°18'15" W**, a distance of **557.15 feet** to a ½" iron rod found for the northeasterly corner of Lot 59, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 5A, as recorded in Volume 9575, Pages 18-19 in the D.P.R.;

**THENCE:** along and with the northerly and westerly lines of said Lot 59, the following three (3) courses:

1. **N 81°05'23" W**, a distance of **50.00 feet** to a ½" iron rod found for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **384.18 feet**, a radius of **560.00 feet**, a delta angle of **39°18'24"** and a chord which bears **N 61°26'11" W**, a distance of **376.69 feet** to a ½" iron rod with cap stamped D-RE found for the most northwesterly corner of said Lot 59;

Attachment "II"  
Exhibit "A"

PA-2022-11600089

Z-2022-10700234

3. **S 00°10'00" E**, a distance of **37.15 feet** to a ½" iron rod with cap stamped D-RE found for the northeasterly corner of Lot 33, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 3, as recorded in Volume 9568, Pages 219-220 in the D.P.R. and for the beginning of a non-tangent curve;

**THENCE:** along and with the easterly line of said Block 11, and along said non-tangent curve to the **right**, having an arc length of **881.50 feet**, a radius of **585.00 feet**, a delta angle of **86°20'06"** and a chord which bears **N 01°22'44" W**, a distance of **800.44 feet** to a calculated point in the southeasterly line of Block 7, N.C.B. 15248, Solana Ridge Subdivision Unit 1B, as recorded in Volume 9565, Pages 204-205 in the D.P.R.;

**THENCE:** **N 41°47'27" E**, along and with the southeasterly line of said Block 7, a distance of **471.99 feet** to a calculated point for an exterior corner of Lot 901, Block 7 of said Ray Ellison Shopping Center;

**THENCE:** **S 48°10'48" E**, along and with the southwesterly line of said Lot 901, Block 7, and also said westerly terminus of the right-of-way line of Quantum Loop, a distance of **95.13 feet** to the **POINT OF BEGINNING** and containing **28.79 acres** of land, more or less, situated in the City of San Antonio, Bexar County, Texas, and is the result of an on the ground survey performed by KFW Surveying.



Job No.: 20-125  
Prepared by: KFW Surveying  
Date: September 15, 2022  
File: S:\Draw 2020\20-125 Solana Ridge\DOCS\20-125 28.79 AC ZONING ESMT TCP 091522