

ORDINANCE 2022-05-19-0371

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 24.89 acres out of NCB 11156 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" 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 May 29, 2022.

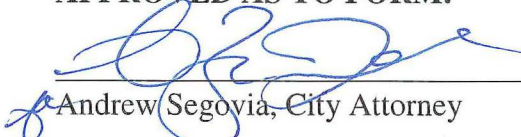
**PASSED AND APPROVED** this 19<sup>th</sup> day of May, 2022.

  
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 May 19, 2022

9.

2022-05-19-0371

ZONING CASE Z-2022-10700070 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 24.89 acres out of NCB 11156, generally located in the 11700 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600028)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Castillo

**Absent:** Rocha Garcia, Perry, Cabello Havrda

AZJ  
05/19/2022  
Item No. 9

# Exhibit “A”

**EXHIBIT "A"**

**Metes and Bounds Description For Zone Changing**

A metes and bounds description of a 24.89 acre (1,084,221 Sq. Ft.) tract more or less, being comprised of 3.36 acre tract, recorded in Volume 12295, Page 1936, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), 3.00 acre tract, Volume 11937, Page 1506, O.P.R.B.C.T., 46.343 acre tract, part of lots 2B (13.511 acre) and 3B (14.65 acre), recorded in Volume 11537, Page 1465, O.P.R.B.C.T., .998 of an acre tract, recorded in Volume 18527, Page 1269, O.P.R.B.C.T., 0.501 of an acre tract, recorded in Volume 18527, Page 1262, O.P.R.B.C.T., 0.499 of an acre tract, recorded in Volume 18431, Page 2027, O.P.R.B.C.T., 0.496 of an acre tract, recorded in Volume 11894, Page 253, O.P.R.B.C.T., 0.546 of an acre tract, Volume 18527, Page 1262, O.P.R.B.C.T., and 2.45 acre tract, recorded in Volume 11894, Page 2242, O.P.R.B.C.T., situated in the Domingo Bustillo Survey No. 31, Abstract 44, N.C.B. 11156 in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2" iron rod with a plastic yellow cap stamped "PAPE DAWSON" on the northeast corner of a 23.724 acre tract, Bitter Blue, based off Pape-Dawson Boundary Survey, dated July 16, 2019, on the south line of a 102.363 acre tract, New City Block 11156, recorded in Volume 5215, Page 314, O.P.R.B.C.T., with bearings based on the Texas Coordinate System NAD 83, Texas South Central Zone;

**THENCE:** North 89°40' East, along and with the south line of 102.363 acre tract, a distance of 294.47 feet to a point, a corner of the herein described tract;

**THENCE:** North 01°36' West, a distance of 751.82 feet to a found 1/2" iron rod, the northwest corner of the herein described tract;

**THENCE:** North 89°25' East, a distance of 187.91 feet to a point, a corner of the herein described tract;

**THENCE:** South 00°04' East, a distance of 15.27 feet to a point, a corner of the herein described tract;

**THENCE:** North 89°26' East, a distance of 22.00 feet to a point, a corner of the herein described tract;

**THENCE:** South 00°05' East, a distance of 281.47 feet to a point, an angle of the herein described tract;

**THENCE:** South 00°01' East, a distance of 128.89 feet to a point, a corner of the herein described tract;

**THENCE:** South 89°58' East, a distance of 403.22 feet to a point, a corner of the herein described tract;

**THENCE:** South 02°45' East, a distance of 330.63 feet to a point, a corner of the herein described tract;

**THENCE:** South 00°18' East, a distance of 879.03 feet to a found 1" pipe, the southeast of the herein described tract;

**THENCE:** South 89°51' West, a distance of 156.65 feet to a found 1/2" iron rod with a plastic orange cap, an angle of the herein described tract;

**THENCE:** South 89°22' West, a distance of 78.60 feet to a found 1" pipe, an angle of the herein described tract;

**THENCE:** South 89°55' West, a distance of 156.32 feet to a found 1" pipe, an angle of the herein described tract;

**THENCE:** South 89°40' West, a distance of 86.41 feet to a point, an angle of the herein described tract;

**THENCE:** South 89°53' West, a distance of 14.08 feet to a point, an angle of the herein described tract;

**THENCE:** South 89°47' West, a distance of 123.01 feet to a point, the southwest of the herein described tract;

Exhibit "A"



**THENCE:** South 89°43' West, a distance of 292.49 feet to a point, a corner of the herein described tract;

**THENCE:** North 00°00' West, a distance of 883.59 feet to the **POINT OF BEGINNING** and containing 24.89 acre (1,084,221 Sq. Ft.) more or less.

Notes:

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creating or reconfiguration of the boundary of the political subdivision for which it was prepared.

UP Engineering + Surveying  
11903 Jones Maltsberger Rd.  
Suite 102  
San Antonio, Texas 78216  
TBPELS Firm No. 10194606



*Adrian E. Reyes*  
Adrian E. Reyes  
Registered Professional Land Surveyor  
No. 5806 – State of Texas

Date: 02-25-2021