

ORDINANCE 2022-11-10-0884

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 3.795 acres out of CB 4450 from "OCL" Outside City Limits to "MF-33" Residential Multi-Family District.


**SECTION 2.** A description of the property is attached as **EXHIBITS "A" and "B"** 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 30, 2022.


**PASSED AND APPROVED** this 10<sup>th</sup> day of November 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 November 10, 2022

**22.**

**2022-11-10-0884**

ZONING CASE Z-2022-10700250 (ETJ – Closest to Council District 6): Ordinance amending the Zoning District from "OCL" Outside City Limits to "MF-33" Residential Multi-family District on 3.795 acres out of CB 4450, generally located northwest of the intersection of Culebra Road and Old Stillwater Road. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

# EXHIBIT “A”

\* THIS BEARING FOR THIS SURVEY  
WAS BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM GRID,  
NORTH CENTRAL ZONE (TAN),  
NORTH AMERICAN DATUM 1983.

NORTH  
SCALE: 1" = 40'

COT 1  
BLOCK 95  
C.B. 4450 and  
N.C.B. 18296  
CITY OF BEAR  
(VOL. 9724, PG. 62)

COT 2  
BLOCK 95  
N.C.B. 18296

COT 3  
BLOCK 95  
N.C.B. 18296

POINT OF BEGINNING

S 50° 47' 03" E  
S 47° 15' 00" E  
S 30° 43' 17" S  
48.04 (P) ③

N 23° 41' 52" E (O)  
N 23° 38' 00" E 268.82 (P) ②

S 59° 18' 23" E 508.02 (O)  
S 59° 49' 02" E 508.84 (P) ④

S 84° 43' 16" E 149.86 (O)  
S 64° 43' 47" E 149.78 (P) ①

S 75° 23' 13" W  
184.46 (F) ⑤

N 66° 04' 40" W 593.28 (F)  
N.C.B. 18296

C.B. 4450

AREA  
(241 ACRES)  
(18,528 SQUARE FEET)

A BCS ACRES  
OWNER: "ELEPHANT HEAR"  
UNDEVELOPED "GOM"  
(DOCUMENT NUMBER 2020038096)

CITY OF THE ANTONIO CITY LIGHTS LINE

"NO. 01775 ALAMO RANCH"  
(DOCUMENT NUMBER 2020038094)

REMARKING PORTION OF A  
SECTION CORNER OF A  
TRACT OF LAND (B.L. 18296)  
(VOL. 1333 PG. 224)

①= FOUND 1/2" IRON BAR  
WITHOUT A CAP  
②= 1/2" IRON BAR WITH  
A YELLOW CAP MARKED  
"MCC FOUNDED SET IN  
THE GROUND"  
③= 1/2" IRON BAR WITH  
A BRASS-RED CAP  
FOUNDED SET IN THE GROUND  
④= 1/2" IRON BAR WITH  
A RED CAP MARKED  
"MCC FOUNDED SET IN  
THE GROUND"  
⑤= CALCULATED POINT  
⑥= 1/2" IRON BAR WITH  
A BLUE CAP MARKED  
"NORTH STAR 1928"  
FOUNDED SET IN THE GROUND  
⑦= FIELD BEARING  
⑧= USED BEARING

180.40 ACRES  
OWNERS: SNR - DUECHAMBERS  
ASSOCIATION, INC.  
(VOL. 17229, PG. 2400)

STATE OF TEXAS  
COUNTY OF BEAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS  
PREPARED FROM A SURVEY MADE ON THE GROUND AND IS  
GENERALLY IN ACCORDANCE WITH A CURRENTLY IN CONDITION &  
STANDARD LAND SURVEY AS SHOWN IN THE TEXAS SOCIETY  
OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND  
SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2020 AND  
THAT THERE ARE NO VISIBLE OR APPARENT ENCUMBRANCES OR  
ENCROACHMENTS EXCEPT AS SHOWN.

BY:  
LENNEL T. SINCLAIR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: MARCH 14, 2022

DOCUMENT NUMBER: 202020038096 - OFFICIAL PUBLIC RECORDS

CATEGORY 1B, CONDITION 2  
STANDARD LAND SURVEY OF  
3.417 ACRES OUT OF THE  
M.M.T. MUSQUITE SURVEY No. B  
ABSTRACT 467  
COUNTY BLOCK 4450  
BEAR COUNTY, TEXAS

SINCLAIR LAND  
SURVEYING, INC.  
3417 N.W. 2nd St., Suite 100  
San Antonio, Texas 78228  
(214) 241-4310  
FAX: (214) 241-4310  
JOB NUMBER: SL-2021-0004



**“EXHIBIT A”**  
**“SURVEY AND FIELD NOTES”**

**Sinclair Land Surveying, Inc.**

5000 NW Industrial  
Leon Valley, Texas 78238  
210-341-4518  
TBPELS Firm No. 10089000

March 14, 2022

3.417 acres out of the  
M.M.Y. Musquiz Survey No. 80  
Abstract 467  
County Block 4450

THE STATE OF TEXAS  
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

3.417 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½” iron bar with a yellow cap marked “MBC” found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the north corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas and the east corner of Lot 1, Block 95, County Block 4450 and New City Block 18296, Culebra Valley as shown by plat of record in Volume 9704 at page 68 of the Plat Records of Bexar County, Texas, for the north corner of this tract;

Thence S 50°43'17" E (called S 50°47'03" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 48.04 feet (called 47.73 feet) to an ½” iron bar with a damaged red cap found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

Thence S 59°49'02" E (called S 59°48'23" E) with the northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 508.84 feet (called 509.02 feet) to an ½” iron bar with a red cap marked “CEC” found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, for a corner of this tract;

**“EXHIBIT A”**  
**“SURVEY AND FIELD NOTES”**

Thence S 64°43'47" E (called S 64°43'16" E) with a northeast boundary line of said 4.803-acre tract and a southwest boundary line of said 190.401-acre tract a distance of 149.78 feet (called 149.86 feet) to an ½" iron bar found set in the ground in the arc of a curve having a radius of 389.94 feet, the east corner of said 4.803-acre tract, for the east corner of this tract;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of S 52°33'38" W – 224.06 feet, a distance of 227.26 feet to a calculated point for the south corner of this tract;

Thence N 66°03'40" W crossing said 4.803-acre tract a distance of 593.28 feet to a calculated point in the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1, for the west corner of this tract;

Thence N 23°39'50" E (called N 23°41'52" E) with the northwest boundary line of said 4.803-acre tract and the southeast boundary line of said Lot 1 a distance of 268.22 feet to the point of beginning.

Containing 3.417 acres (148,828 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.



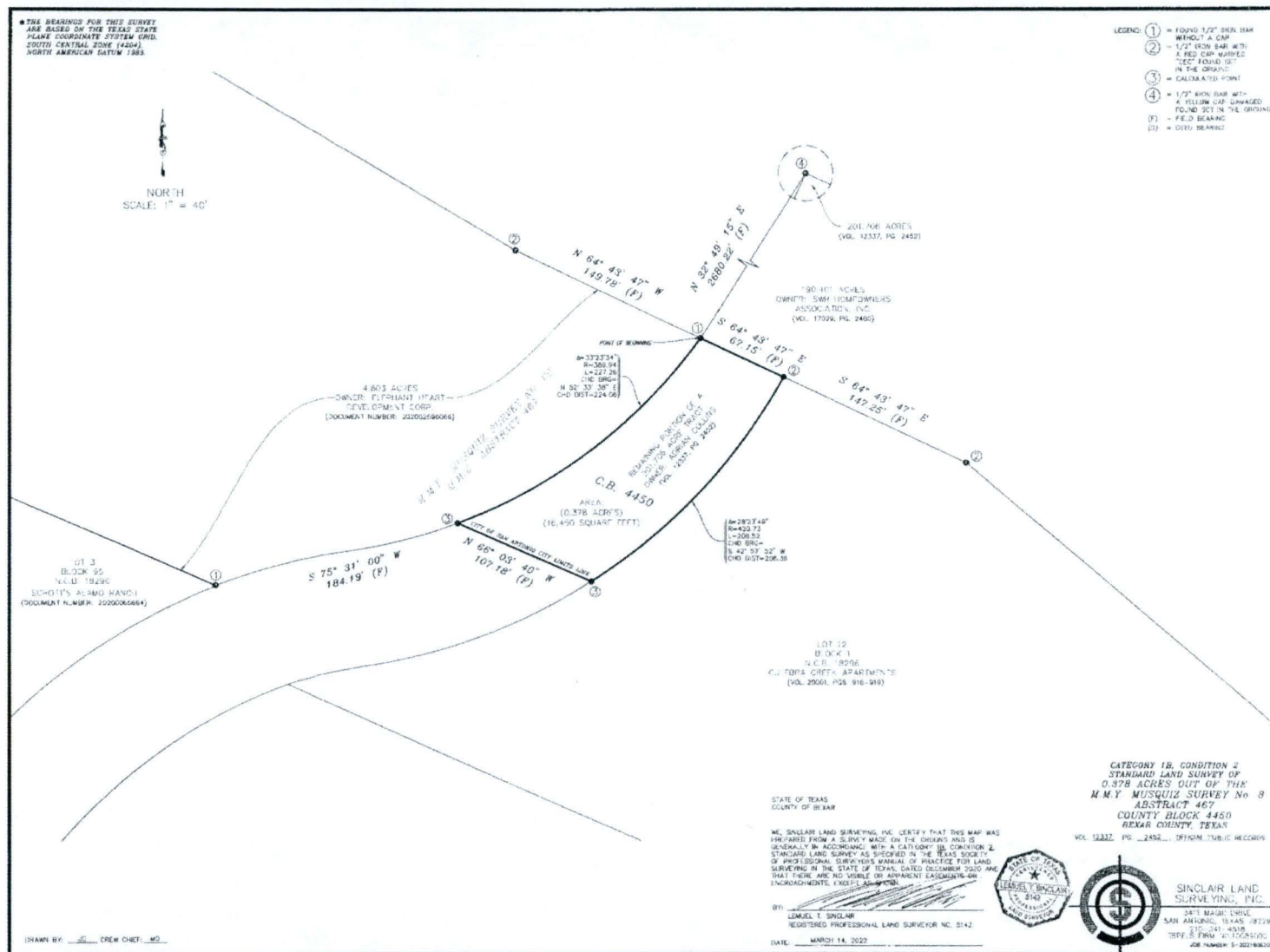
Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

Its



# EXHIBIT “B”

# "EXHIBIT B" "SURVEY AND FIELD NOTES"





**“EXHIBIT B”**  
**“SURVEY AND FIELD NOTES”**

**Sinclair Land Surveying, Inc.**

5000 NW Industrial  
Leon Valley, Texas 78238  
210-341-4518  
TBPELS Firm No. 10089000

March 14, 2022

0.378 acres out of the  
M.M.Y. Musquiz Survey No. 80  
Abstract 467  
County Block 4450

THE STATE OF TEXAS  
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

0.378 acres out of the M.M.Y. Musquiz Survey No. 80, Abstract 467, County Block 4450, Bexar County, Texas, being a portion of that 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in a southwest boundary line of a 190.401-acre tract of land described in deed of record in Volume 17029 at page 2400 of the Official Public Records of Bexar County, Texas, the east corner of a 4.803-acre tract of land described in deed of record in Document Number 202002596066 of the Official Public Records of Bexar County, Texas, for the north corner of this tract, whence an ½" iron bar with a damaged yellow cap found set in the ground, the north corner of a 201.706-acre tract of land described in deed of record in Volume 12337 at page 2452 of the Official Public Records of Bexar County, Texas, bears N 32°49'15" E a distance of 2,680.22 feet and whence an ½" iron bar with a red cap marked "CEC" found set in the ground, a corner of said 4.803-acre tract and a corner of said 190.401-acre tract, bears N 64°43'47" W a distance of 149.78 feet;

Thence S 64°43'47" E crossing said 201.706-acre tract with a southwest boundary line of said 190.401-acre tract a distance of 67.15 feet to an ½" iron bar with a red cap marked "CEC" found set in the ground in the arc of a curve having a radius of 420.73 feet, the north corner of Lot 12, Block 1, New City Block 18296, Culebra Creek Apartments as shown by plat of record in Volume 20001 at pages 916-919 of the Plat Records of Bexar County, Texas, for the east corner of this tract, whence an ½" iron bar with a red cap marked "CEC" found set in the ground, a

**“EXHIBIT B”**  
**“SURVEY AND FIELD NOTES”**

corner of said Lot 12 and a corner of said 190.401-acre tract, bears S 64°43'47" E a distance of 147.25 feet;

Thence curve right in a southwesterly direction along the arc of said curve having a radius of 420.73 feet with the northwest boundary line of said Lot 12, through a central angle of 28°23'49", a chord bearing and distance of S 42°57'52" W – 206.39 feet, a distance of 208.52 feet to a calculated point for the south corner of this tract;

Thence N 66°03'40" W a distance of 107.18 feet to a calculated point in the arc of a curve having a radius of 389.94 feet, the southeast boundary line of said 4.803-acre tract, for the west corner of this tract;

Thence curve left in a northeasterly direction along the arc of said curve having a radius of 389.94 feet with the southeast boundary line of said 4.803-acre tract, through a central angle of 33°23'34", a chord bearing and distance of N 52°33'38" E – 224.06 feet, a distance of 227.26 feet to the point of beginning.

Containing 0.378 acres (16,450 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

Its

