

ORDINANCE 2022-12-01-0930

**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 1.336 acres out of NCB 11115, located at 344 Moursund Boulevard and 356 Moursund Boulevard, from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

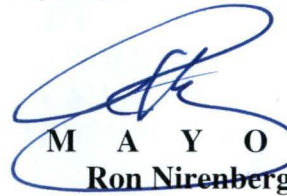
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 11, 2022.

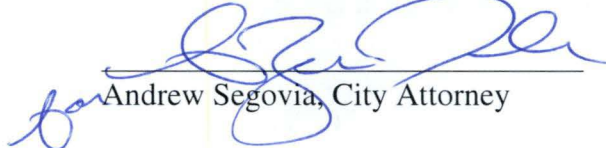
PASSED AND APPROVED this 1<sup>st</sup> day of December, 2022.

  
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 1, 2022

19.

**2022-12-01-0930**

ZONING CASE Z-2022-10700169 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.336 acres out of NCB 11115, located at 344 Moursund Boulevard and 356 Moursund Boulevard. Staff and Zoning Commission recommend Approval.

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

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

# **Exhibit “A”**



**METES AND BOUNDS**

**TRACT 1**

Being 1.182 acres of land, more or less, being out of and a part of Lot 148 and Lot 149, Block 16, New City Block 11115, Harlandale Acres No. 8, Bexar County, Texas, according to the map or plat thereof recorded in Volume 980, Pages 30-31, Deed and Plat Records of Bexar County, Texas, being out of and a part of those same properties described in an Internal Revenue Service Deed recorded in Document No. 20180159265 and Document No. 20180159269, Official Public Records, Bexar County, Texas, said 1.182 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4 inch iron rod found (monument of record dignity) for the northwest corner of this 1.182 acres, same being the northwest corner of said Lot 148 and the southwest corner of Lot 147 of said Harlandale Acres No. 8, same also being on the East Right-of-Way line of Moursund Boulevard and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 1.182 acres and said Lot 147, North 89 degrees 37 minutes 30 seconds East, a distance of 378.99 feet (called 379 feet) to a 3/4 inch iron rod found for the northeast corner of this 1.182 acres, same being the northeast corner of said Lot 148 and the southeast corner of said Lot 147, same also being on the West line of Lot 150 of said Harlandale Acres No. 8 (Volume 6600, Page 9);

**THENCE** along the line common to this 1.182 acres and said Lot 150, South 00 degrees 27 minutes 57 seconds East, a distance of 230.39 feet (called 230 feet) to a 3/4 inch iron rod found (monument of record dignity) for the southeast corner of this 1.182 acres, same being the southeast corner of said Lot 149 and the southwest corner of said Lot 150, same also being on the North Right-of-Way line of Gillette Boulevard;

**THENCE** along the North Right-of-Way line of Gillette Boulevard, South 89 degrees 37 minutes 30 seconds West, a distance of 125.00 feet to a 1/2 inch iron rod capped WALs set for the South corner of this 1.182 acres, same being the southeast corner of Tract 2 surveyed this same date;

**THENCE** departing the South line of and severing said Lot 149 and Lot 148 the following courses and distances:

North 04 degrees 42 minutes 49 seconds East, a distance of 138.20 feet to a 1/2 inch iron rod capped WALs set for an interior corner of this 1.182 acres, same being the northeast corner of said Tract 2;

South 89 degrees 37 minutes 30 seconds West, a distance of 266.38 feet to a 1/2 inch iron rod capped WALs set for the West corner of this 1.182 acres, same being the northwest corner of said Tract 2 and on the East Right-of-Way of said Moursund Boulevard;

**THENCE** along the East Right-of-Way line of said Moursund Boulevard, North 00 degrees 31 minutes 16 seconds West, a distance of 92.74 feet to the **POINT OF BEGINNING**, and containing 1.182 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  
August 1, 2022



Exhibit "A"

**METES AND BOUNDS  
OF PROPERTY CURRENTLY ZONED R-6**

Being 0.127 acres of land, more or less, being out of and a part of Lot 148, Block 16, New City Block 11115, Harlandale Acres No. 8, Bexar County, Texas, according to the map or plat thereof recorded in Volume 980, Pages 30-31, Deed and Plat Records of Bexar County, Texas, being out of that same property described in an Internal Revenue Service Deed recorded in Document No. 20180159265, Official Public Records, Bexar County, Texas, said 0.127 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4 inch iron rod found for the southwest corner of this 0.127 acres, same being the southwest corner of said Lot 148 and the northwest corner of Lot 149 of said Harlandale Acres No. 8, same also being on the East Right-of-Way line of Moursund Boulevard and the **POINT OF BEGINNING**;

**THENCE** along the East Right-of-Way line of said Moursund Boulevard, North 00 degrees 31 minutes 16 seconds West, a distance of 23.46 feet to a point for the northwest corner of this 0.127 acres, from which the center of a wood fence post found bears, North 53 degrees 24 minutes 18 seconds East, 0.22 feet;

**THENCE** departing the West line of and crossing said Lot 148 the following courses and distances:


North 88 degrees 29 minutes 07 seconds East, a distance of 34.85 feet to a wood fence post found for an angle corner;

North 87 degrees 46 minutes 00 seconds East, a distance of 169.17 feet to a wood fence post found for the northeast corner of this 0.127 acres;

South 23 degrees 41 minutes 25 seconds East, a distance of 32.14 feet to a wood fence post found for the southeast corner of this 0.127 acres, same being on the South line of said Lot 148 and on the North line of said Lot 149;

**THENCE** along the line common to this 0.127 acres and said Lot 149, South 89 degrees 35 minutes 34 seconds West, a distance of 216.58 feet to the **POINT OF BEGINNING**, and containing 0.127 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  
September 16, 2022





**METES AND BOUNDS  
OF PROPERTY CURRENTLY ZONED R-6**

Being 0.027 acres of land, more or less, being out of and a part of Lot 148, Block 16, New City Block 11115, Harlandale Acres No. 8, Bexar County, Texas, according to the map or plat thereof recorded in Volume 980, Pages 30-31, Deed and Plat Records of Bexar County, Texas, being out of that same property described in an Internal Revenue Service Deed recorded in Document No. 20180159265, Official Public Records, Bexar County, Texas, said 0.027 acres being more particularly described by metes and bounds as follows:

**COMMEHNCING** at a 1/2 inch iron rod found for the southwest corner of said Lot 148, same being on the East Right-of-Way line of Moursund Boulevard and the northwest corner of Lot 149, same also being the **POINT OF COMMENCEMENT**;

**THENCE** along the line common to said Lot 148 and said Lot 149, North 89 degrees 35 minutes 34 seconds East, a distance of 216.58 feet to a fence post found for the southwest corner of this 0.027 acres, same being the **POINT OF BEGINNING**;

**THENCE** departing the South line of and crossing said Lot 148 the following courses and distances:

North 23 degrees 41 minutes 25 seconds West, a distance of 24.34 feet to a point for the northwest corner of this 0.027 acres;

North 89 degrees 37 minutes 30 seconds East, a distance of 59.37 feet to a 1/2 inch iron rod capped WAL5 set for the northeast corner of this 0.027 acres;

South 04 degrees 42 minutes 49 seconds West, a distance of 22.42 feet to a point for the southeast corner of this 0.027 acres, same being on the South line of said Lot 148 and on the North line of said Lot 149;

**THENCE** along the line common to this 0.027 acres and said Lot 149, South 89 degrees 35 minutes 34 seconds West, a distance of 47.75 feet to the **POINT OF BEGINNING**, and containing 0.027 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  
October 24, 2022

