

ORDINANCE

2023-02-02-0064

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 of 38.48 acres out of CB 4136, generally located in the 19000 block of Interstate 37 South, from "I-1" General Industrial District to "R-4" Residential Single-Family District.

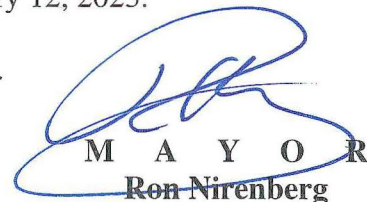
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 February 12, 2023.

PASSED AND APPROVED this 2nd day of February, 2023.


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 February 2, 2023

11.

2023-02-02-0064

ZONING CASE Z-2022-10700307 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "R-4" Residential Single-Family District on 38.48 acres out of CB 4136, generally located in the 19900 block of Interstate 37 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600104)

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

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

Absent: DISTRICT 7

EXHIBIT “A”

Z-2022-10700307
PA-2022-11600104



has joined Colliers Engineering & Design
TDE FIRM #9513 / TBPLS FIRM #101223-00

**FIELD NOTES
A 38.48 ACRE TRACT
ZONING**

A **38.48 acre** tract of land out of Lot 14, Block 1, CB 4136, of the Weatherford Hilltop, a subdivision recorded in Volume 9645, Pages 143-147, Deed and Plat Records of Bexar County, Texas (DPR), said Lot 14 being a portion of a called 208.258 acre tract of land conveyed unto Weatherford Artificial Lift Systems, Inc., by deed recorded in Volume 14960, Page 2040, Official Public Records of Bexar County, Texas (OPR), said 38.48 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, the southwestern corner of TRACT III, a 3.388 acre tract of land conveyed unto VT Liedecke, Ltd., recorded in Document No. 20220053373, OPR, on the northern right-of-way (ROW) of F.M. Loop 1604;

THENCE, along a southern boundary of said Lot 14, the northern ROW of F.M. Loop 1604, the 2 following courses and distances:

1. **N 82°29'23" W**, a distance of **0.85 feet** to a point,
2. **N 41°34'02" W**, a distance of **36.87 feet** to a set KFW for the southwestern corner of said Lot 14, a southeastern corner of Lot 13, Block 1, CB 4136 of said Weatherford Hilltop;

THENCE, N 00°37'53" W, along the western boundary of said Lot 14, an eastern boundary of said Lot 13, a distance of **2073.21 feet** to a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for the northwestern corner of said Lot 14, an interior corner of said Lot 15;

THENCE, S 89°40'01" E, along the northern boundary of said Lot 14, a southern boundary of said Lot 13, a distance of **1848.57 feet** to a point for the northeastern corner of this tract;

THENCE, S 26°39'01" W, along the southeastern boundary of this tract, through the interior of said Lot 14, a distance of **236.48 feet** to found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for an interior corner of said Lot 14, the northern corner of Lot 25, Block 1, CB 4136, of the Replat Establishing IH 37/FM Loop 1604 Commercial, a subdivision recorded in Volume 9650, Pages 40-43, DPR;

Exhibit "A"
Attachment "II"

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THENCE, S 26°39'01" W, continuing along the southeastern boundary of said Lot 14, the northwestern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the northwestern boundary of the Replat Establishing Eagle Ford Business Park, a subdivision recorded in Volume 9656, Page 59, DPR, a distance of **917.48 feet** to a found ½" iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, an interior corner of said Replat Establishing Eagle Ford Business Park;

THENCE, S 89°32'52" W, along a southern boundary of said Lot 14, a northern boundary of said Replat Establishing Eagle Ford Business Park, a northern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, a distance of **1294.38 feet** to a found ½" iron rod with cap stamped KFW SURVEY" for an interior corner of said Lot 14, the northwestern corner of said Replat Establishing IH 37/FM Loop 1604 Commercial;

THENCE, S 00°37'53" E, along an eastern boundary of said Lot 14, the western boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the western boundary of said 3.388 acre tract, a distance of **1048.52 feet** to the **POINT OF BEGINNING**.

CONTAINING: 38.48 ACRES in Bexar County, Texas. Said tract being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 22-144
Prepared by: KFW Surveying
Date: November 21, 2022
File: S:\Draw 2022\22-144 Weatherford on Liedecke Rd\DOCS

