

ORDINANCE

2021-12-16-1009

**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 2.9479 acres out of NCB 12180 from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District.

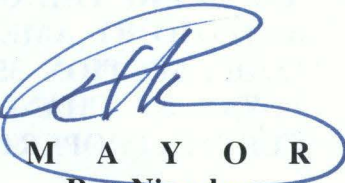
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 26, 2021.


**PASSED AND APPROVED** this 16<sup>th</sup> day of December, 2021.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Interim City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 16, 2021

59.

2021-12-16-1009

ZONING CASE Z-2021-10700114 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on 2.9479 acres out of NCB 12180, located at 4618 Webbles Street. Staff and Zoning Commission recommend Approval. (Continued from December 2, 2021)

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

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



Z2021-10700114

EXHIBIT 1

STATE OF TEXAS     §  
                             §  
                             §  
                             §  
COUNTY OF BEXAR   §

Motes & Bounds Property Description

A tract of land containing 2.9479 Acres out of Tract "O", New City Block 12180, Bexar County, Texas, being the same tract recorded in the name of Webbles Drive Warehouse Corporation in Volume 1343, Page 834 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 1343, Page 834 of the D.P.R.B.C.T.)

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of Newport Drive (60 Feet wide) at its termination, at the southeast corner of Lot 4, Block 6 of the Plat of North Alamo Heights Subdivision, Unit 4 in Volume 3377, Page 239 D.P.R.B.C.T., being the northwest corner of this tract (from which a 1 inch iron found bears North 89° 54' 55" West, a distance of 60.29 Feet);

THENCE, NORTH 89° 58' 05" EAST, with the south line of a tract recorded in the name of Northeast Independent School District in Volume 3861, Page 219 of the D.P.R.B.C.T. (being also described on the Subdivision Plat of Lot 4, N.C.B. 12180 recorded in Volume 4181 Page 234 in the Bexar County Plat Book), a distance of 458.75 Feet to a 1/2 inch iron rod with a "Precision" cap set at the northeast corner of this tract;

THENCE, SOUTH 38° 51' 14" WEST, with the northwest line of a 86 Foot wide drainage right-of-way recorded in Volume 3861, Page 219 of the D.P.R.B.C.T., and being the northwest line of the Resubdivision Plat of Winkler Subdivision as recorded in Volume 5302 Page 116 of the D.P.R.B.C.T., a distance of 625.90 Feet to a 1/2 inch iron rod with a "Precision" cap set at the most easterly southeast corner of this tract;

THENCE, with the northerly lines of an alley the following two (2) courses:

1. SOUTH 64° 24' 39" WEST, a distance of 18.04 Feet to a 1/2 inch iron rod with a "Precision" cap set at the most westerly southeast corner of this tract;

2. SOUTH 89° 58' 05" WEST, a distance of 50.27 Feet to a 1/2 inch iron rod with a "Precision" cap set at the southeast corner of Lot 2, Block 13 of the aforementioned North Alamo Heights Subdivision, being the southwest corner of this tract;

THENCE, NORTH 00° 03' 05" EAST, with the east line of the said subdivision, passing at a distance of 119.98 Feet a point of the south right-of-way line of Serna Park Drive at its termination (from which a 1/2 inch iron rod found at the northeast corner of said Lot 2 bears North 89° 54' 55" West, a distance of 60.51 Feet), passing at an additional distance of 180.00 Feet a point on the south line of a 15 Foot alley at its termination (from which a 1/2 inch iron rod found at the northwest corner of said Lot 3, Block 7 bears North 89° 54' 55" West, a distance of 120.40 Feet), passing at an additional distance of 135.00 Feet a point on the south right-of-way line of the aforementioned Newport Drive (from which a 1 inch iron pipe found at the northwest corner of said Lot 2, Block 7 bears North 89° 54' 55" West, a distance of 60.32 Feet), and continuing for a total distance of 494.98 Feet to the POINT OF BEGINNING and containing 2.9479 Acres of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. SA2020-01544  
April 17, 2020

Exhibit "A"