

AN ORDINANCE 44149

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 5626)

The rezoning and reclassification of property from "B-3" Business district and "I-1" Light Industry District to "I-1" Light Industry District and "B-3" Business District, listed below as follows:

"B-3" to "I-1"

A total of 3.215 acre tract of land out of Lot 8 and tract 4, NCB 14941, being further described by field notes filed in the Office of the City Clerk.

5220 Leonhardt Road

"I-1" to "B-3"

A total of .612 acre out of Tract 4, NCB 14941, being further described by field notes filed in the Office of the City Clerk.

Subject properties are generally located 250' south of Leonhardt Road and west of the northwest right-of-way line of the M. K. & T. Railroad.

Provided property be properly replatted, if necessary, and that a 6' solid screen fence be erected adjacent to the mobile homes if it does not interfere with drainage.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 1st day of August 1974.

MAYOR

ATTEST: [Signature] CITY CLERK

APPROVED AS TO FORM: [Signature] City Attorney



**R. W. OPITZ & ASSOCIATES**  
**enviro-engineering consultants**

FIELD NOTES FOR A 0.467 ACRE TRACT OF LAND  
PROPOSED FOR CHANGE OF ZONING FROM I-1 TO B-3

A parcel of land proposed for Change of Zoning from I-1 to B-3 out of 27.595 acres out of the John Neill Survey No. 305, Abstract No. 551, Bexar County, Texas, and being more particularly described as follows:

- BEGINNING:** At a point of intersection of the South R.O.W. line of Leonhardt Road and the Northwest R.O.W. line of the M.K. & T. Railroad and being the Northeast corner of the 27.595 acre tract;
- THENCE:** Along the Northwest R.O.W. line of the M.K. & T. Railroad and being the East property line of the 27.595 acre tract South  $16^{\circ} 48' 54''$  West, 320 feet to a point;
- THENCE:** North  $73^{\circ} 11' 06''$  West, 300.00 feet to a point;
- THENCE:** South  $16^{\circ} 48' 54''$  West, 25.43 feet to the POINT OF BEGINNING and Northeast corner of this tract;
- THENCE:** Continuing South  $16^{\circ} 48' 54''$  West 51.95 feet to a point for the Southeast corner of this tract;
- THENCE:** North  $89^{\circ} 05' 00''$  West, 399.41 feet to a point for the Southwest corner of this tract;
- THENCE:** North  $01^{\circ} 12' 28''$  West, 50.00 feet to a point for the Northwest corner of this tract;
- THENCE:** South  $89^{\circ} 05' 00''$  East, 415.50 feet to the POINT OF BEGINNING and containing 0.467 acres more or less for this tract proposed for Change of Zoning from I-1 to B-3.

Northeast Industrial Park  
Job 7573  
5/27/74

310 WEST SUNSET ROAD •

SAN ANTONIO, TEXAS 78209

• (512) 828-5759

Parcel "K"



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FIELD NOTES FOR A 3.189 ACRE TRACT OF LAND  
PROPOSED FOR CHANGE OF ZONING FROM B-3 TO I-1

A parcel of land proposed for Change of Zoning from B-3 to I-1 out of 27.595 acres out of the John Neill Survey No. 305, Abstract 551, Bexar County, Texas, and being more particularly described as follows:

- BEGINNING: At the point of intersection of the South R.O.W. line of Leonhardt Road and the Northwest Right-of-way line of the M.K. & T. Railroad and being the Northeast corner of the 27.595 acre tract;
- THENCE: Along the Northwest R.O.W. line of the M.K. & T. Railroad and being the East property line of the 27.595 acre tract South  $16^{\circ} 48' 54''$  West, 1516.32 feet to a point for the Southeast corner of the 27.595 acre tract;
- THENCE: Along the South line of the 27.595 acre tract South  $89^{\circ} 00' 34''$  West, 338.21 feet to the Southeast corner of this tract proposed for zoning change and the POINT OF BEGINNING for this tract;
- THENCE: North  $01^{\circ} 12' 28''$  West, 1170.39 feet to a point;
- THENCE: North  $89^{\circ} 05' 00''$  West, 70.00 feet to a point
- THENCE: South  $01^{\circ} 12' 28''$  East, 749.57 feet to a point;
- THENCE: South  $40^{\circ} 00' 57''$  West, 269.21 feet to a point in the west line of the 27.595 acre tract;
- THENCE: Along the West line of the 27.595 acre tract South  $01^{\circ} 24' 03''$  East, 220.00 feet to a point for the Southwest corner of both this tract and the 27.595 acre tract;
- THENCE: Along the South line of the 27.595 acre tract North  $89^{\circ} 00' 34''$  East, 246.62 feet to the POINT OF BEGINNING and containing 3.189 acres more or less for this tract proposed for Change of Zoning from B-3 to I-1.

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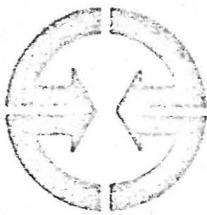
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FIELD NOTES FOR A 0.145 ACRE TRACT OF LAND  
PROPOSED FOR CHANGE OF ZONING FROM I-1 TO B-3

A parcel of land proposed for Change of Zoning from I-1 to B-3 out of 27.595 acres out of the John Neill Survey No. 305, Abstract 551, Bexar County, Texas, and being more particularly described as follows:

- BEGINNING:** At a point of intersection of the South R.O.W. line of Leonhardt Road and the Northwest R.O.W. line of the M.K. & T. Railroad and being the Northeast corner of the 27.595 acre tract;
- THENCE:** Along the Northwest R.O.W. line of the M.K. & T. Railroad and being the East property line of the 27.595 acre tract South  $16^{\circ} 48' 54''$  West, 259.98 feet to the POINT OF BEGINNING of this tract;
- THENCE:** Continuing along the Northwest R.O.W. line of the M.K. & T. Railroad South  $16^{\circ} 48' 54''$  West, 60.02 feet to a point for the South corner of this tract;
- THENCE:** North  $73^{\circ} 11' 06''$  West, 210.72 feet to a point for the West corner of this tract;
- THENCE:** South  $89^{\circ} 05' 00''$  East, 219.10 feet to the POINT OF BEGINNING and containing 0.145 acres more or less for this tract proposed for Change of Zoning from I-1 to B-3.

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FIELD NOTES FOR A 0.026 ACRE TRACT OF LAND  
PROPOSED FOR CHANGE OF ZONING FROM B-3 TO I-1

A parcel of land proposed for Change of Zoning from B-3 to I-1 out of 27.595 acres out of the John Neill Survey No. 305, Abstract No. 551, Bexar County, Texas, and being more particularly described as follows:

- BEGINNING: At a point of intersection of the South R.O.W. line of Leonhardt Road and the Northwest R.O.W. line of the M.K. & T. Railroad and being the Northeast corner of the 27.595 acre tract;
- THENCE: Along the Northwest R.O.W. line of the M.K. & T. Railroad and being the East property line of the 27.595 acre tract South  $16^{\circ} 48' 54''$  West, 320 feet to a point;
- THENCE: North  $73^{\circ} 11' 06''$  West, 210.72 feet to the POINT OF BEGINNING of this tract;
- THENCE: North  $89^{\circ} 05' 00''$  West, 92.83 feet to a point for the West corner of this tract;
- THENCE: North  $16^{\circ} 48' 54''$  East, 25.43 feet to a point for the North corner of this tract;
- THENCE: South  $73^{\circ} 11' 06''$  East, 89.28 feet to the POINT OF BEGINNING and containing 0.026 acres more or less for this tract proposed for Change of Zoning from B-3 to I-1.

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Parcel "B"