

ORDINANCE No. 2020-30

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A ZONE CHANGE FROM B-3, COMMERCIAL DISTRICT, WITH SO, SUSTAINABILITY OVERLAY DISTRICT ZONING, TO B-3, COMMERCIAL DISTRICT, WITH CIO, COMMERCIAL INDUSTRIAL OVERLAY DISTRICT ZONING ON APPROXIMATELY 5.0 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF TIMBER HILL DRIVE, APPROXIMATELY 600 FEET SOUTH OF GRISSOM ROAD; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, in order to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the Zoning Commission of the City of Leon Valley has recommended granting a zone change from B-3, Commercial District, with SO, Sustainability Overlay District Zoning, to B-3, Commercial District, with CIO, Commercial Industrial Overlay District Zoning at the subject location; and

WHEREAS the City Council of the City of Leon Valley now desires to grant zone change, as requested by applicant Manuel, from B-3, Commercial District, with SO, Sustainability Overlay District Zoning, to B-3, Commercial District, with CIO, Commercial Industrial Overlay District Zoning on approximately 5.0 acres, generally located on the east side of Timber Hill Drive, approximately 600 feet south of Grissom Road; more specifically described in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The subject location - being specifically described in Exhibit A attached hereto and incorporated herein by reference - which is currently zoned B-3, Commercial District, with SO, Sustainability Overlay District Zoning, shall hereafter bear the zoning classification of B-3, Commercial District, with CIO, Commercial Industrial Overlay District Zoning.

SECTION 2. This ordinance shall be cumulative of all provisions of the City of Leon Valley, Texas, except where provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event, conflicting provisions of such Ordinance are hereby repealed.

SECTION 3. It is hereby declared to be the intention of the City Council of the City of Leon Valley that this Ordinance is not severable.

SECTION 4. The ordinance shall be effective upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 7th day of July 2020.

APPROVED



CHRIS RILEY
MAYOR

Attest :


SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: City Attorney

EXHIBIT A
METES & BOUNDS DESCRIPTION
TRACT A
IN THE CITY OF LEON VALLEY

BEING A 1.15 ACRE PORTION, OUT OF ELIZABETH PLUNKET SURVEY NUMBER 72, ABSTRACT 573, BEXAR COUNTY, TEXAS, SAME BEING OUT OF THE EAST PORTION OF A CALLED 1.336 ACRE TRACT DESCRIBED IN VOLUME 18642, PAGE 1676, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a found $\frac{1}{2}$ " iron rod, on the east R.O.W. of Timberhill Dr. (Public R.O.W.), on the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same marking the west corner of Lot 6, Block 102, C.B. 4433, Timberhill Apts, recorded in Doc # 20190012939, Deeds and Plats Records of Bexar County, Texas, same being the south corner of said 1.336 acre tract and herein described portion, and the **Point of Beginning**;

THENCE, N 26°27'16" W, 354.71', departing said east R.O.W. of Timberhill Dr; into and across said 1.336 acre tract, along the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same being the west line of herein described portion, to a calculated point, on the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same being on the south boundary line of a called 4.70 acre tract conveyed to Twelve Sac Self-Storage Corporation, described in warranty deed, Vol. 8802, Pg. 767, Official Public Records of Real Property of Bexar County, Texas, same being on the north boundary line of said 1.336 acre tract, marking the northwest corner of herein described portion;

THENCE, N 67°02'49" E, 152.35', departing the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, into and across the City Limits of Leon Valley, along the south boundary line of said 4.70 acre tract, same being on the north boundary line of said 1.336 acre tract and herein described portion, to a found $\frac{1}{2}$ " iron rod, on the south boundary line of said 4.70 acre tract, marking the northwest corner of Lot 103, Block 101, Vaughn-Watson Subdivision, recorded in Vol. 9508, Pg. 144, Deed and Plat Records, Bexar County, Texas, same being for the northeast corner of said 1.336 acre tract and herein described portion;

THENCE, S 22°59'19" E, 354.06', departing south line of said 4.70 acre tract, along the common line of said Lot 103 and said 1.336 acre tract, same being the east line of herein described portion, to a found $\frac{1}{2}$ " iron rod, on the north most westerly line of Lot 6, Block 102, C.B. 4433, Timberhill Apts, recorded in Doc # 20190012939, Deeds and Plats Records of Bexar County, Texas, marking the south corner of said Lot 103, same being for the southeast corner of 1.336 acre tract and herein described portion;

THENCE, S 67°03'15" W, 130.88', along the common line of said Lot 6 and said 1.336 acre tract, same being the south line of herein described portion, to the **Point of Beginning**, containing 1.15 acres more or less.

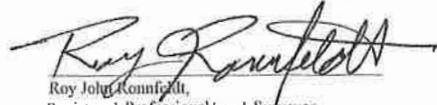
Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

April 1, 2020

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Rompfelt,
Registered Professional Land Surveyor
Registration No. 3520



EXHIBIT A
METES & BOUNDS DESCRIPTION
TRACT B
IN THE CITY OF SAN ANTONIO

BEING A 0.18 ACRE PORTION, OUT OF ELIZABETH PLUNKET SURVEY NUMBER 72, ABSTRACT 573, BEXAR COUNTY, TEXAS, SAME BEING OUT OF THE WEST PORTION OF A CALLED 1.336 ACRE TRACT DESCRIBED IN VOLUME 18642, PAGE 1676, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, at a found $\frac{1}{2}$ iron rod, on the east R.O.W. of Timberhill Dr. (Public R.O.W.), on the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same marking the west corner of Lot 6, Block 102, C.B. 4433, Timberhill Apts, recorded in Doc # 20190012939, Deeds and Plats Records of Bexar County, Texas, same being the south corner of said 1.336 acre tract and herein described portion, and the **Point of Beginning**;

THENCE, N $33^{\circ}39'03''$ W, 328.28', along the east R.O.W. of said Timberhill Dr., same being the west boundary line of said 1.336 acre tract and herein described portion, to a calculated point, and being for a point of curvature to the left;

THENCE, along the east R.O.W. of said Timberhill Dr., same being along a curve to the left, with the following parameters;

Radius = 430.00'
Arc Length = 32.33'
Chord Length = 32.32'
Chord Bearing = N $36^{\circ}08'10''$ W
Delta Angle = $04^{\circ}18'28''$

To a found $\frac{1}{2}$ iron rod, on said east R.O.W. of Timberhill Dr., marking the south corner of a called 4.70 acre tract conveyed to Twelve Sac Self-Storage Corporation, described in warranty deed, Vol. 8802, Pg. 767, Official Public Records of Real Property of Bexar County, Texas, same being the northwest corner of said 1.336 acre tract and herein described portion;

THENCE, N $67^{\circ}02'49''$ E, 46.65', departing said east R.O.W. of Timberhill Dr., along the south boundary line of said 4.70 acre tract, same being the north boundary line of said 1.336 acre tract and herein described portion, to a calculated point, on the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same being on the south boundary of said 4.70 acre tract, same being on the north boundary line of said 1.336 acre tract and herein described portion, marking the northeast corner of the herein described portion;

THENCE, S $26^{\circ}27'16''$ E, 354.71', departing the south boundary line of said 4.70 acre tract, along the common line of the City Limits of San Antonio and of the City Limits of Leon Valley, same being into and across said 1.336 acre tract, to the **Point of Beginning**, containing 0.18 acres more or less.

Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

April 1, 2020

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


Roy John Kornfeldt
Registered Professional Land Surveyor
Registration No. 3520

