

AN ORDINANCE 2012-11-15-0919

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 52.2 acres out of NCB 14858 and NCB 15825 from "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre, and "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre to "MPCD" Master Planned Community District, all overlay district boundaries remain unchanged.

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

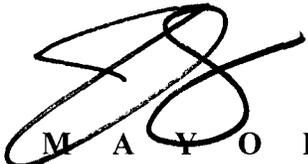
SECTION 3. The City Council approves this Master Planned Community District so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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.

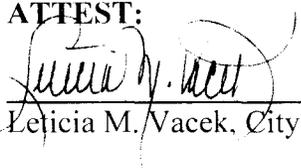
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective November 25, 2012.

PASSED AND APPROVED this 15th day of November 2012.

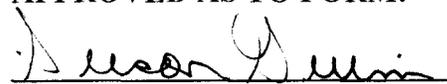

M A Y O R
Julián Castro

ATTEST:



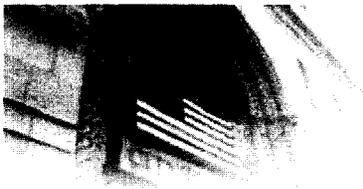
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



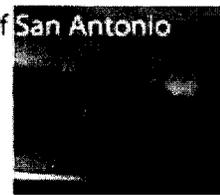
Michael D. Bernard, City Attorney

For



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-10

Name:	Z-2, Z-5, P-1, Z-6, Z-7, Z-8, P-2, Z-9, Z-10						
Date:	11/15/2012						
Time:	02:11:08 PM						
Vote Type:	Motion to Approve						
Description:	<p>ZONING CASE # Z2012003 (District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre, and "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre to "MPCD" Master Planned Community District, all overlay district boundaries remain unchanged on 52.2 acres out of NCB 14858 and NCB 15825 located along the north and south sides of Presidio Parkway between Interstate Highway 10 and Vance Jackson. Staff and Zoning Commission recommend approval with a reduction in the open space requirement as shown on the MPCD site plan and in accordance with UDC Section 35-345(i)(2).</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2	x					
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4	x					
David Medina Jr.	District 5		x				x
Ray Lopez	District 6		x			x	
Cris Medina	District 7	x					
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10	x					

22012003

METES AND BOUNDS DESCRIPTION
OF 23.96 ACRES OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574,
THE R.C. HAWKINS SURVEY NO. 337, AND THE G.F.A. WREDE SURVEY NO. 292,
ABSTRACT NO. 809, NEW CITY BLOCK 15825
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 23.96 acre (1,043,700 square feet) tract of land out of the Anselmo Pru Survey No. 20, Abstract No. 574, the R.C. Hawkins Survey No. 337, and the G.F.A. Wrede Survey No. 292, Abstract No. 809, New City Block 15825, City of San Antonio, Bexar County, Texas, said 23.96 acre tract also being out of that certain 120.03 acre tract conveyed from IH 10/Loop 1604 Venture to Galleria Ventures Limited by General Warranty Deed recorded in Volume 8928, Page 405 and that certain 304.560 acre tract conveyed from Umbel, Inc., et al to Galleria Ventures Limited by General Warranty Deed recorded in Volume 8775, Page 605, both recorded in the Official Public Records of Real Property of Bexar County, Texas, said 23.96 acre tract being more particularly described as follows, with all bearing being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

BEGINNING at a found 1/2" iron rod at the west end of a curve return at the southwest right-of-way (R.O.W.) intersection of Presidio Pkwy. (86' R.O.W.) and Vance Jackson Road (86' R.O.W.), same point also being a point of curvature of a curve to the right, for a corner of the herein described tract;

Thence; along the south R.O.W. line of Presidio Pkwy. and along said curve to the right, a distance of 54.85 feet, with a radius of 35.00 feet, a central angle of 89°47'39", and a chord bearing and distance of S58°18'55"E, 49.41 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", on the west R.O.W. line of Vance Jackson Road, for a corner of the herein described tract;

Thence; S13°25'05"E, along said R.O.W. line, a distance of 640.13 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for the southeast corner of the herein described tract;

Thence; departing said R.O.W., into and across said remaining portion of 304.560 acre tract and 120.03 acre tract, the following three (3) calls:

S76°34'55"W, a distance of 1,308.51 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,

S73°08'55"W, a distance of 59.90 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract, and

N19°00'00"W, a distance of 611.02 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." on the south R.O.W. line of said Presidio Pkwy., for the northwest corner of the herein described tract;

Thence; along said R.O.W., the following five (5) calls:

N50°21'42"E, a distance of 439.02 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the right, for a corner of the herein described tract,



along said curve to the right, a distance of 346.10 feet, with a radius of 449.00 feet, a central angle of $44^{\circ}09'54''$, and a chord bearing and distance of $N72^{\circ}26'39''E$, 337.60 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract,

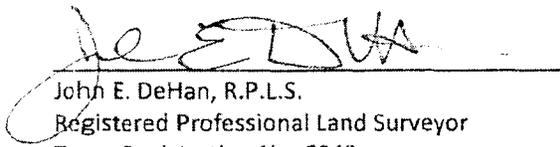
$S85^{\circ}28'23''E$, a distance of 375.46 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the left, for a corner of the herein described tract,

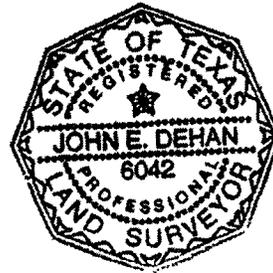
along said curve to the left, a distance of 201.55 feet, with a radius of 651.00 feet, a central angle of $17^{\circ}44'21''$, and a chord bearing and distance of $N85^{\circ}39'26''E$, 200.75 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract, and

$N76^{\circ}47'16''E$, a distance of 106.87 feet returning to the **POINT OF BEGINNING** and containing 23.96 acres (1,043,700 square feet) of land, more or less.

Job No. 0547-11M-104
August 2, 2011

A survey of even date accompanies this description.
Certified this 2nd day of August, 2011


John E. DeHan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6042
Vickrey & Associates, Inc.



**METES AND BOUNDS DESCRIPTION
OF 14.30 ACRES OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574 AND
THE R.C. HAWKINS SURVEY NO. 337, NEW CITY BLOCK 15825
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 14.30 acre (622,910 square feet) tract of land out of the Anselmo Pru Survey No. 20, Abstract No. 574 and the R.C. Hawkins Survey No. 337, New City Block 15825, City of San Antonio, Bexar County, Texas, said 14.30 acre tract also being out of that certain 120.03 acre tract conveyed from IH 10/Loop 1604 Venture to Galleria Ventures Limited by General Warranty Deed recorded in Volume 8928, Page 405, Official Public Records of Real Property of Bexar County, Texas, said 14.30 acre tract being more particularly described as follows, with all bearing being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

BEGINNING at a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." on the east right-of-way (R.O.W.) line of Interstate Highway 10 (variable width R.O.W.), same point also being the northwest corner of Lot 3, Block 1, New City Block 14858, North Point West Subdivision, recorded in Volume 9554, Page 147, Deed and Plat Records of Bexar County, Texas, for the southwest corner of the herein described tract;

Thence; along the common line of said interstate Highway 10 R.O.W. and 120.03 acre tract, the following two (2) calls:

N15°56'02"W, a distance of 5.35 feet to a found Texas Department of Transportation Type II R.O.W. monument at a tangent point of curvature of a curve to the right, for a corner of the herein described tract, and

along said curve to the right, a distance of 433.82 feet, with a radius of 5,511.55 feet, a central angle of 04°30'35", and a chord bearing and distance of N13°40'45"W, 433.71 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at the south end of a cutback at the southeast R.O.W. intersection of said Interstate Highway 10 and Presidio Pkwy (86' R.O.W.), for a corner of the herein described tract;

Thence; departing said common line, into and across said 120.03 acre tract, and along the south R.O.W. line of said Presidio Pkwy R.O.W. , the following four (4) calls:

N34°00'34"E, continuing along said cutback, a distance of 70.67 feet to a set chiseled "x" on concrete, for a corner of the herein described tract,

N79°10'57"E, a distance of 358.52 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the left, for a corner of the herein described tract;

along said curve to the left, a distance of 780.18 feet, with a radius of 1,551.00 feet, a central angle of 28°49'15", and a chord bearing and distance of N64°46'20"E, 771.98 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract, and



N50°21'42"E, a distance of 80.31 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for the northeast corner of the herein described tract;

Thence; departing said R.O.W. line, into and across said 120.03 acre tract, the following two (2) calls:

S19°00'00"E, a distance of 611.02 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for the southeast corner of the herein described tract, and

S73°08'55"W, a distance of 760.29 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." on the east line of said Lot 3, for a corner of the herein described tract;

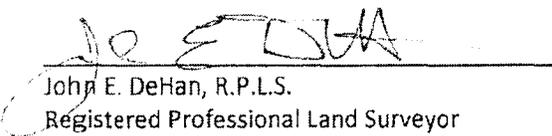
Thence; along the east and north line of said Lot 3, the following two (2) calls:

N15°56'02"W, a distance of 13.13 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract, and

S74°03'58"W, a distance of 536.12 feet returning to the **POINT OF BEGINNING** and containing 14.30 acres (622,910 square feet) of land, more or less.

Job No. 0547-11M-104
August 2, 2011

A survey of even date accompanies this description.
Certified this 2nd day of August, 2011


John E. DeHan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6042
Vickrey & Associates, Inc.



Z2012003

**METES AND BOUNDS DESCRIPTION
OF 13.94 ACRES OUT OF THE R.C. HAWKINS SURVEY NO. 337,
NEW CITY BLOCK 15825
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 13.94 acre (607,420 square feet) tract of land out of the R.C. Hawkins Survey No. 337, New City Block 15825, City of San Antonio, Bexar County, Texas, said 13.94 acre tract also being out of that certain 304.560 acre tract conveyed from Umbel, Inc. et al to Galleria Ventures Limited by General Warranty Deed recorded in Volume 8775, Page 605, Official Public Records of Real Property of Bexar County, Texas, said 13.94 acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

BEGINNING at a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at the north end of a curve return at the northwest right-of-way (R.O.W.) intersection of Presidio Pkwy. (86' R.O.W.) and Vance Jackson Road (86' R.O.W.), same point also being a point of curvature of a curve to the right, said point bearing S13°25'05"E, a distance of 200.87 from a found 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract;

Thence; along the north R.O.W. line of Presidio Pkwy., the following five (5) calls:

along said curve to the right, a distance of 55.10 feet, with a radius of 35.00 feet, a central angle of 90°12'21", and a chord bearing and distance of S31°41'05"W, 49.59 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract,

S76°47'16"W, a distance of 106.31 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the right, for a corner of the herein described tract,

along said curve to the right, a distance of 174.93 feet, with a radius of 565.00 feet, a central angle of 17°44'21", and a chord bearing and distance of S85°39'26"W, 174.23 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract,

N85°28'23"W, a distance of 375.46 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the left, for a corner of the herein described tract, and

along said curve to the left, a distance of 383.26 feet, with a radius of 535.00 feet, a central angle of 41°02'43", and a chord bearing and distance of S74°00'15"W, 375.12 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." at the southeast corner of Lot 5, Block 1, New City Block 14858, Regal Hills, recorded in Volume 9569, Page 31, Deed and Plat Records of Bexar County, Texas, for the southwest corner of the herein described tract;



Thence; departing said R.O.W., into and across said remaining portion of 304.560 acre tract and along the southeast lines of said Lot 5, the following three (3) calls:

N13°42'39"E, a distance of 88.25 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for a corner of the herein described tract,

N04°35'06"E, a distance of 590.40 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR.", for the northwest corner of the herein described tract, and

N82°21'23"E, a distance of 875.17 feet to a set 1/2" iron rod with cap stamped "VICKREY PROP. COR." on the west R.O.W. line of said Vance Jackson Road, same point also being a southeast corner of said Lot 5, for the northeast corner of the herein described tract;

Thence; along said west R.O.W. line of Vance Jackson Road, the following three (3) calls:

S02°11'37"E, a distance of 45.98 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of curvature of a curve to the left, for a corner of the herein described tract,

along said curve to the left, a distance of 400.23 feet, with a radius of 2,043.00 feet, a central angle of 11°13'28", and a chord bearing and distance of S07°48'21"E, 399.59 feet to a found 1/2" iron rod with cap stamped "VICKREY PROP. COR." at a point of tangency, for a corner of the herein described tract, and

S13°25'05"E, a distance of 200.87 feet returning to the **POINT OF BEGINNING** and containing 13.94 acres (607,420 square feet) of land, more or less.

Job No. 0547-11M-104
August 2, 2011

A survey of even date accompanies this description.
Certified this 2nd day of August, 2011



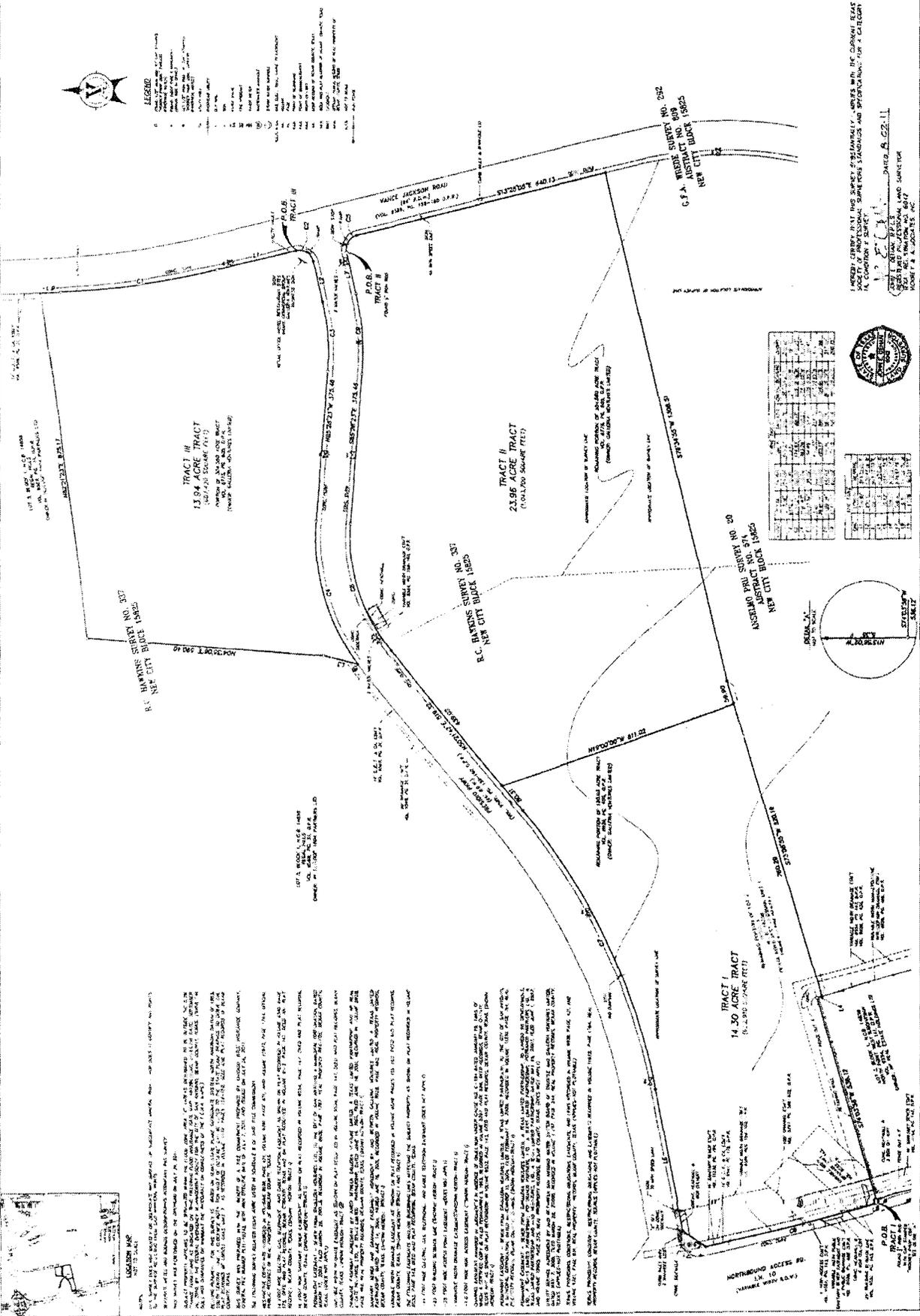
John E. DeHan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6042
Vickrey & Associates, Inc.



NO.	DATE	DESCRIPTION
1	11/15/54	PREPARED FOR
2	11/15/54	REVISIONS

WICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

LAND TITLE SURVEY OF TRACT I, A 14.50 ACRE TRACT, TRACT II, A 23.86 ACRE TRACT, AND TRACT III, A 13.94 ACRE TRACT, OUT OF NEW CITY BLOCK 15825, CITY OF SAN ANTONIO, TEXAS, SAID TRACTS ALSO BEING OUT OF THE C.F.A. WARDEN SURVEY NO. 202, ABSTRACT NO. 809, AND THE R.C. HAYNES SURVEY NO. 337, BEAUXARTS, TEXAS.



- LEGEND**
- 1. BOUNDARIES OF TRACTS I, II, AND III
 - 2. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 3. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 4. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 5. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 6. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 7. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 8. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 9. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS
 - 10. BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS

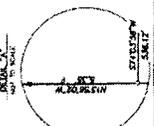
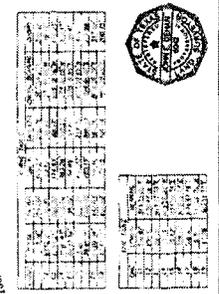
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1933, AND THE RULES AND REGULATIONS THEREUNDER, AND THE PRACTICES AND METHODS OF THE SURVEYING PROFESSION IN TEXAS.

2. THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE BASED ON THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS, AND THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS.

3. THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS, AND THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS.

4. THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS, AND THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS.

5. THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS, AND THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BOUNDARIES OF TRACTS I, II, AND III AS SHOWN ON PREVIOUS SURVEYS.



W. WICKREY, SURVEYOR
STATE OF TEXAS
No. 11111

DISTRICT NORTH 52.2-AC TRACT MPCD #001-12 MASTER PLANNED COMMUNITY DISTRICT PLAN

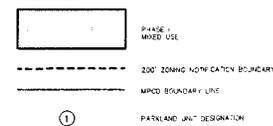
DEVELOPER:
GALLERIA VENTURES LIMITED
4440 BRIDGEMAN DRIVE
SAN ANTONIO, TEXAS 78209
PHONE: (210) 820-0832

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
800 E. TAMM
SAN ANTONIO, TEXAS 78204
PHONE: (210) 374-1000
FAX: (210) 375-3910

LEGAL DESCRIPTION

52.21 NET ACRES MORE OR LESS
 A 2.594 ACRES (267,840 SQ. FEET) TRACT OF LAND OUT OF THE CERTAIN 22.03 ACRE TRACT CONVEYED FROM THE 2007 TRACT TO GALLERIA VENTURES LIMITED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 8928, PAGE 402 AND THAT CERTAIN 52.500 ACRE TRACT CONVEYED FROM GALLERIA VENTURES LIMITED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 8774, PAGE 805 WITH VOLUME 8774 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS, AND OUT OF THE ANGELIC PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS AND OUT OF THE ANGELIC PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS AND OUT OF THE THE B.C. HANNAH COUNTY AND NEW CITY BLOCK 1925, NEW CITY BLOCK 1925, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 A 14.30 ACRES (162,310 SQ. FEET) TRACT OF LAND OUT OF THE CERTAIN 22.03 ACRE TRACT CONVEYED FROM THE 2007 TRACT TO GALLERIA VENTURES LIMITED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 8774, PAGE 805 WITH VOLUME 8774 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS AND OUT OF THE ANGELIC PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS AND OUT OF THE THE B.C. HANNAH COUNTY AND NEW CITY BLOCK 1925, NEW CITY BLOCK 1925, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 A 2.594 ACRES (267,840 SQ. FEET) TRACT OF LAND OUT OF THE CERTAIN 22.03 ACRE TRACT CONVEYED FROM THE 2007 TRACT TO GALLERIA VENTURES LIMITED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 8774, PAGE 805 WITH VOLUME 8774 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN BEXAR COUNTY, TEXAS AND OUT OF THE THE B.C. HANNAH COUNTY AND NEW CITY BLOCK 1925, NEW CITY BLOCK 1925, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

LEGEND



LINE TABLE		CURVE TABLE		
LINE LENGTH	BEARING	CHORD LENGTH	CHORD BEARING	
11	88.73	N 75.05° E	104.30	S 59.52° E
12	48.69	N 75.05° E	55.00	S 59.52° E
13	200.87	S 75.05° W	174.32	S 69.52° W
14	106.21	S 74.97° W	362.42	S 55.00° W
15	102.57	N 75.05° E	131.00	S 59.52° E
16	13.18	N 75.05° E	63.82	S 59.52° E
17	102.57	N 75.05° E	131.00	S 59.52° E
18	102.57	N 75.05° E	131.00	S 59.52° E
19	201.00	S 75.05° W	161.00	S 69.52° W

PHASING BREAKDOWN

PHASE	LAND USE	NUMBER OF UNITS / GROSS FLOOR AREA	ACREAGE	OPEN SPACE REQUIRED (%)
1	MIXED USE		28.4	
	COMMERCIAL	2,196,500 S.F. MAX.		20%
	COMMERCIAL	860,000 S.F. MAX. (575 UNITS MAX.)	13.30	20%
	HOSPITAL	720,000 S.F. MAX.	1.4	20%
	OFFICE	228,000 S.F. MAX.	4.8	20%
	RESIDENTIAL		10.8	
	MULTI-FAMILY (50 UNITS/ACRE MAX.)	800,000 S.F. MAX. (575 UNITS MAX.)	10.6	35%

EASEMENT INFORMATION:

NOTE: EASEMENTS ARE LOCATED WITHIN THE PROPERTY ADJACENT TO THE PROJECT, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 8928, PG. 412, 09P)
- ② PERMANENT SANITARY SEWER EASEMENT (VOL. 14056, PG. 2220-2228, 09P)
- ③ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 8928, PG. 412, 09P)
- ④ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 8928, PG. 412, 09P)
- ⑤ 20' DRAINAGE EASEMENT (VOL. 8928, PG. 412, 09P)
- ⑥ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8928, PG. 160-163, 09P)
- ⑦ DRAINAGE CHANNEL EASEMENT (VOL. 5297, PG. 598-602, 09P)
- ⑧ DRAINAGE EASEMENT (VOL. 8928, PG. 160-163, 09P)
- ⑨ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 8928, PG. 412, 09P)
- ⑩ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8928, PG. 160-163, 09P)
- ⑪ 1' SANITARY SEWER EASEMENT (VOL. 8928, PG. 412, 09P)
- ⑫ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8928, PG. 160-163, 09P)
- ⑬ VARIABLE WIDTH NON-INCLUSIVE INTERCEPTOR DRAINAGE EASEMENT (VOL. 8928, PG. 400, 09P)
- ⑭ VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT AND A PUBLIC DRAINAGE EASEMENT (VOL. 8928, PG. 400, 09P)
- ⑮ 1' SANITARY SEWER EASEMENT (VOL. 11230, PG. 794, 09P)

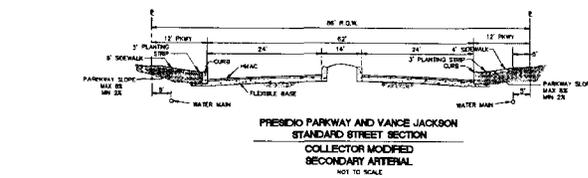
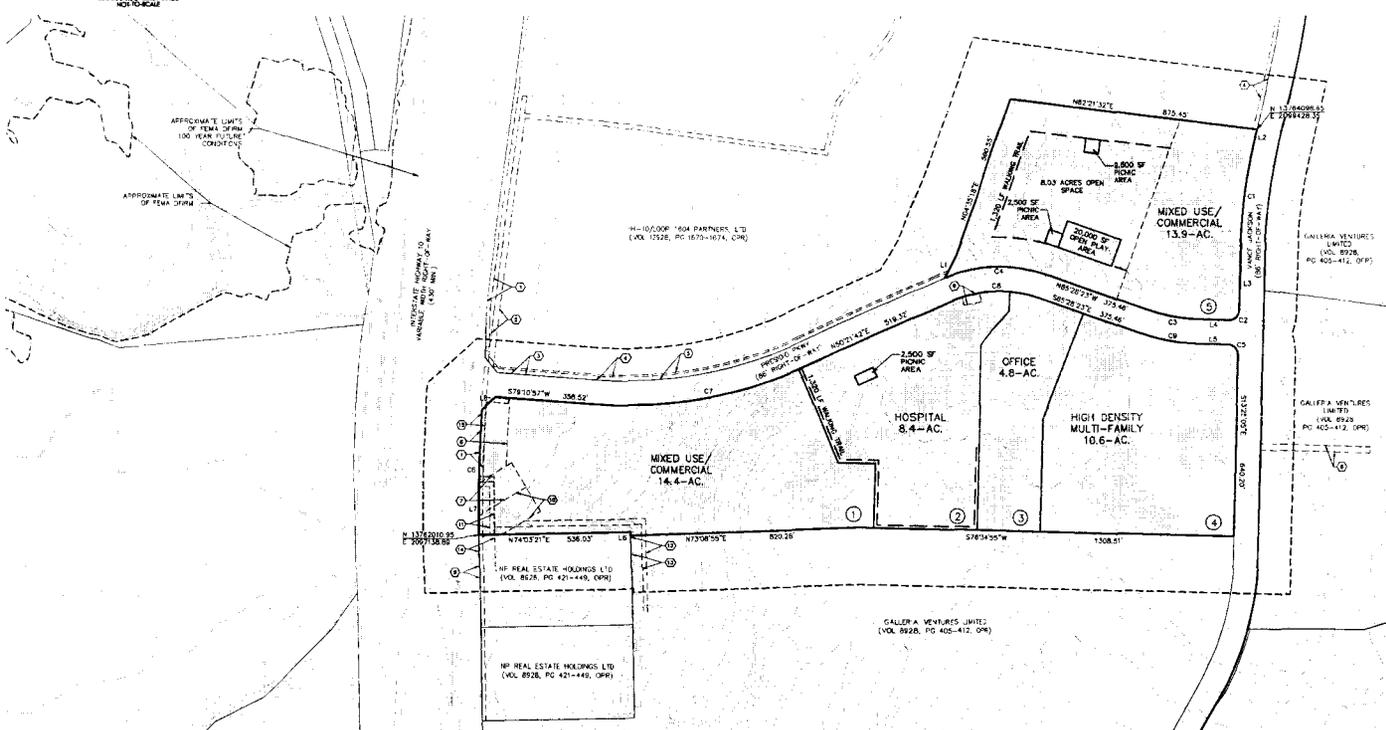
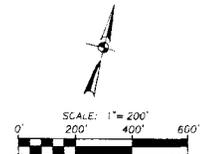
NOTES

1. THE PROPERTY IS ASSOCIATED WITH THE FRESIA NORTHWEST CROSSING SUBDIVISION PHASE I DEVELOPMENT PLAN AND THE URBELL OAKS SUBDIVISION MAP #443-E MAJOR AMENDMENT, 208.24 ACRE TRACT.
2. SIGNAGES SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 32-10K(G).
3. ALL SHARED-USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS VETCO AND AASHTO GUIDELINES.
4. OPEN SPACE AREAS ARE INTENDED FOR RECREATIONAL OR COMMUNITY USE AND MAY INCLUDE BUT NOT BE LIMITED TO LAWNS, PLANTING AREAS, BENCHES, WALKWAYS OR WOODED AREAS. OPEN SPACE DOES NOT INCLUDE DRIVEWAYS, PARKING LOTS OR OTHER SURFACES FOR VEHICULAR TRAFFIC.
5. STRUCTURES WITHIN THIS MPCD DO NOT HAVE BUILDING HEIGHT RESTRICTIONS OTHER THAN THOSE IMPOSED BY THE AMO OVERLAY DISTRICT.
6. RESIDENTIAL DENSITY WITHIN THIS MPCD MUST NOT EXCEED 50 UNITS/ACRE.

PARKLAND REQUIREMENTS

PHASE	LAND USE	41-8 SQUARE FEET PER 100 SQUARE FEET OF GROSS FLOOR AREA	MINIMUM GROSS PARKLAND
1	NON-RESIDENTIAL	41-8 SQUARE FEET PER 100 SQUARE FEET OF GROSS FLOOR AREA	4.32 ACRES PARKLAND
	RESIDENTIAL	10-8 SQUARE FEET PER 100 SQUARE FEET OF GROSS FLOOR AREA	3.71 ACRES PARKLAND
	TOTAL		10.03 ACRES PARKLAND

PARKLAND UNIT DESCRIPTION	AMOUNT	PARKLAND CREDIT
1. 1300' WALKING TRAIL	1.75 ACRES	1.75 ACRES
2. 1200' PLAY AREA (2,500 SF)	0.25 ACRES	0.25 ACRES
3. PLAY AREA (20,000 SF)	1.0 ACRES	1.0 ACRES
4. TWO PICNIC AREAS (2,500 SF EACH)	0.75 ACRES	0.75 ACRES
5. 1,200' WALKING TRAIL	1.25 ACRES	1.25 ACRES
TOTAL		12.00 ACRES



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 800 E. TAMM, SAN ANTONIO, TEXAS 78204
 PHONE: (210) 374-1000
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 DISTRICT NORTH 52.2-AC TRACT
 MASTER PLANNED
 COMMUNITY DISTRICT PLAN
 JOB NO. 2880-02
 DATE: APRIL 2012
 DESIGNER: JD
 CHECKED: JD, DRAM, MW
 SHEET: 1 OF 1