

AN ORDINANCE 2010-06-17-0575

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 65.98 acres out of NCB 14861 from "R-5 MLOD-1 " Residential Single-Family Military Lighting Overlay District, "MF-25 MLOD-1" Multi-Family Military Lighting Overlay District and "MF-25" Multi-Family District to "PUD RM-4 MLOD-1" Planned Unit Development Residential Mixed Military Lighting Overlay District and "PUD RM-4" Planned Unit Development Residential Mixed District (43.74 acres), "C-2 MLOD-1" Commercial Military Lighting Overlay District and "C-2" Commercial District (22.24 acres).

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

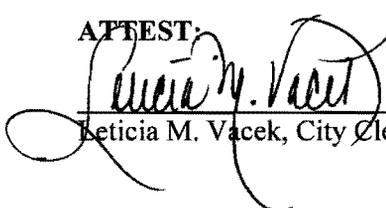
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

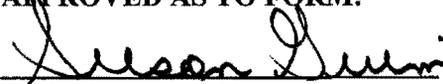
**SECTION 4.** The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective June 27, 2010.

**PASSED AND APPROVED** this 17th day of June 2010.

  
M A Y O R  
Julián Castro

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Michael Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

City of San Antonio



### Agenda Voting Results - Z-3

<b>Name:</b>	Z-3						
<b>Date:</b>	06/17/2010						
<b>Time:</b>	03:20:26 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2010075 (District 8): An Ordinance amending the Zoning District Boundary from "R-5 MLOD-1 " Residential Single-Family Military Lighting Overlay District, "MF-25 MLOD-1" Multi-Family Military Lighting Overlay District and "MF-25" Multi-Family District to "PUD RM-4 MLOD-1" Planned Unit Development Residential Mixed Military Lighting Overlay District and "PUD RM-4" Planned Unit Development Residential Mixed District (43.74 acres), "C-2 MLOD-1" Commercial Military Lighting Overlay District and "C-2" Commercial District (22.24 acres) on 65.98 acres out of NCB 14861 located on the 6600 & 6700 Block of Babcock Road and the 6400 Block of De Zavala Road. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x			x	
Elisa Chan	District 9		x				x
John G. Clamp	District 10		x				



Z2010075

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 43.74 acre, or 1,905,500 square feet more or less, tract of land out of that 140.80 acre tract conveyed to J.V. & Tea Ora Bacon in Warranty Deed with Vendors Lien recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and including a portion of that Lot 901 of the Steubing Babcock Road Unit 1 Subdivision recorded in Volume 9592, Pages 188-189 of the Deed and Plat Records of Bexar County, Texas, out of the Anselmo Prue Survey No. 20, Abstract 574, County Block 4766, now in New City Block (N.C.B.) 14861, of the City of San Antonio, Bexar County, Texas. Said 43.74 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

- BEGINNING: At the northwest corner of said 140.80 acre tract;
- THENCE: N 89°34'14" E, along and with the north line of said 140.80 acre tract, a distance of 1204.43 feet to a point;
- THENCE: Departing said line and over and across said 140.80 acre tract the following calls and distances:
- S 08°05'21" W, a distance of 187.04 feet to a point;
- Along a tangent curve to the left with a radius of 750.00 feet, a tangent length of 166.28 feet, a central angle of 25°00'06", the radius of which bears S 81°54'39" E, the chord of which bears S 04°24'42" E for a distance of 324.68 feet; Thence along the arc of said curve for a distance of 327.27 feet to a point;
- S 72°42'20" W, a distance of 141.46 feet to a point;
- Along a tangent curve to the left with a radius of 502.50 feet, a tangent length of 283.50 feet, a central angle of 58°51'40", the radius of which bears S 17°17'40" E, the chord of which bears S 43°16'30" W for a distance of 493.83 feet; Thence along the arc of said curve for a distance of 516.23 feet to a point;
- S 13°50'41" W, a distance of 701.11 feet to a point;
- THENCE: Along a tangent curve to the right with a radius of 800.00 feet, a tangent length of 195.86 feet, a central angle of 27°30'48", the radius of which bears N 76°09'19" W, the chord of which bears S 27°36'05" W for a distance of 380.48 feet; Thence along the arc of said curve for a distance of 384.16 feet to a point on the south line of said 140.80 acre tract;
- THENCE: S 89°39'23" W, along and with the south line of said 140.80 acre tract a distance of 476.85 feet to a point;

Z2010075

43.74 Acres  
Job No. 6362-05  
Page 2 of 2

THENCE: Departing said line and over and across said 140.80 acre tract the following calls and distances:

N 09°29'15" W, crossing the line of said Lot 901, and continuing for a total distance of 609.88 feet to a point;

N 07°50'54" E, a distance of 356.18 feet to a point, an angle of said Lot 901;

THENCE: Along and with the east line of said Steubing Babcock Road Unit 1 subdivision the following calls and distances:

N 08°21'45" E, a distance of 59.27 feet to a point;

N 48°15'22" W, a distance of 66.41 feet to a point;

N 36°49'31" W, a distance of 92.01 feet to a point;

N 24°00'46" W, a distance of 92.11 feet to a point;

N 11°33'29" W, a distance of 94.12 feet to a point;

N 00°50'37" E, a distance of 93.00 feet to a point;

N 09°37'11" E, a distance of 135.79 feet to a point;

N 20°23'16" E, a distance of 132.80 feet to a point;

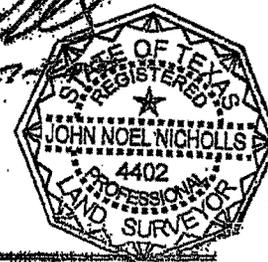
N 31°20'30" E, a distance of 133.80 feet to a point;

N 42°08'55" E, a distance of 135.07 feet to a point;

N 52°55'05" E, a distance of 81.68 feet to a point the POINT OF BEGINNING, and containing 43.74 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey

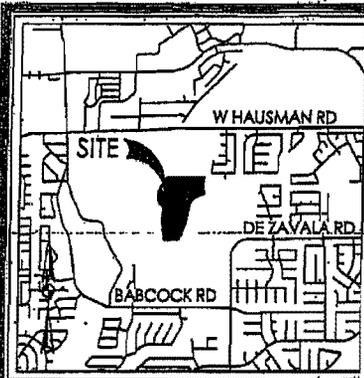
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

JOB NO. 6362-05  
DATE: April 26, 2010  
DOC ID: P:\63\62\05\WordField Notes\100426a1.doc



**PAPE-DAWSON**  
**ENGINEERS**

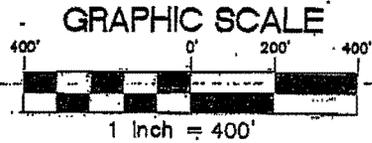
72010075



LOCATION MAP  
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

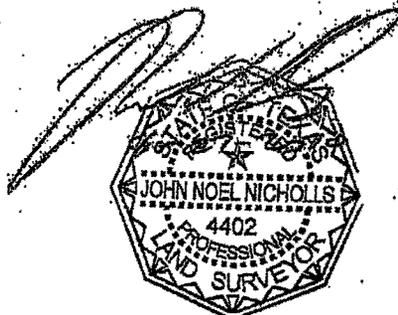
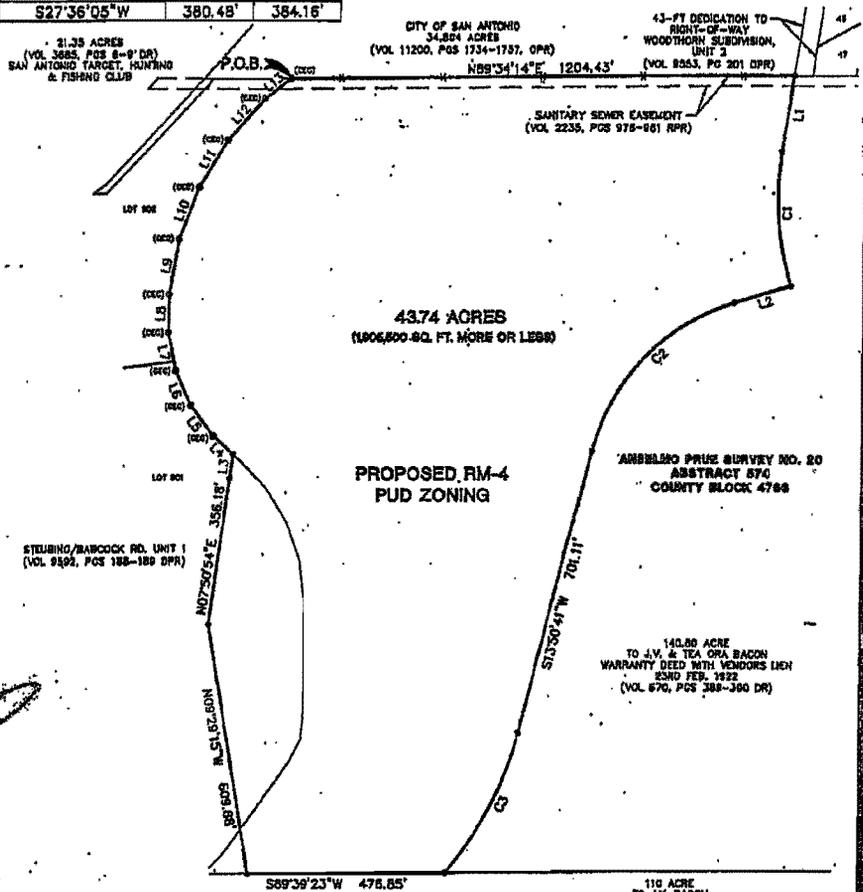


NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CURVE TABLE						
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	750.00'	166.28'	25°00'06"	S04°24'42"E	324.66'	327.27'
C2	502.50'	283.90'	58°51'40"	S43°16'30"W	493.83'	516.23'
C3	800.00'	195.86'	27°30'48"	S27°36'05"W	380.48'	384.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°05'21"W	187.04'
L2	S72°42'20"W	141.46'
L3	N08°21'45"E	59.27'
L4	N48°15'22"W	66.41'
L5	N36°49'31"W	92.01'
L6	N24°00'46"W	92.11'
L7	N11°33'29"W	94.12'
L8	N00°30'37"E	93.00'
L9	N09°37'11"E	135.78'
L10	N20°23'16"E	132.80'
L11	N31°20'30"E	133.80'
L12	N42°08'55"E	135.07'
L13	N52°55'05"E	81.88'



**PAPE-DAWSON ENGINEERS**

555 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
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A 43.74 ACRE, OR 1,905,500 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING OUT OF 140.80 ACRE TRACT CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING A PORTION OF THAT LOT 901 OF THE STEUBING/BARCOCK ROAD UNIT 1 SUBDIVISION RECORDED IN VOLUME 9595, PAGES 188-189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRUE SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, NEW CITY BLOCK [NCB] 14861, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

EXHIBIT OF

110 ACRE TO J.V. BACON WARRANTY DEED WITH VENDORS LIEN 11TH JAN 1940 (VOL. 1741, PGS 155-158 DR)CT

DATE: APRIL, 2010

JOB NO. 6362-05  
SHEET 1 OF 1

Date: Apr 27, 2010, 5:31pm User ID: NNICHOLLS File: P:\63\62\05\Design\Exhibits\EXHIBIT0426\_ZONING FIELD NOTES EX.dwg

**FIELD NOTES****FOR**

A 22.24 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

- COMMENCING:** At a found iron rod on the western right-of-way line of De Zavala Road, said point also being on the northeastern most corner of a 1.80 acre tract conveyed to Alamo Mobility, Inc. in Special Warranty Deed recorded in Volume 7240, Page 1929 of the Official Public Records of Bexar County, Texas, and on the southeastern most corner of said 110.00 acres tract;
- THENCE:** Along and with the north boundary line of said 1.80 acre tract and the north boundary line of a commercial tract conveyed to Provident Associates, Inc. in a Special Warranty Deed recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, S 88°15'34" W, a distance of 350.08 feet to a point on the northern line of said commercial tract and the POINT OF BEGINNING and the southeastern most corner of said 36.34 acre tract described herein;
- THENCE:** Along and with the north boundary line of said commercial tract, S 88°15'34" W, a distance of 628.84 feet to a point;
- THENCE:** Departing the north boundary line of said commercial tract, N 01°44'26" W, a distance of 125.00 feet to a point;
- THENCE:** N 06°05'49" W, a distance of 131.98 feet to a point;
- THENCE:** N 12°04'01" W, a distance of 75.32 feet to a point;
- THENCE:** N 20°23'07" W, a distance of 82.27 feet to a point;
- THENCE:** N 10°38'41" W, a distance of 215.12 feet to a point;
- THENCE:** N 20°28'40" E, a distance of 413.63 feet to a point;
- THENCE:** N 17°20'29" E, a distance of 192.48 feet to a point;

THENCE: N 36°57'53" E, a distance of 296.51 feet to a point;

THENCE: N 56°12'57" E, a distance of 46.98 feet to a point;

THENCE: N 71°12'30" E, a distance of 31.27 feet to a point;

THENCE: N 40°30'58" E, a distance of 19.87 feet to a point;

THENCE: N 00°23'14" E, a distance of 16.94 feet to a point;

THENCE: N 49°01'24" E, a distance of 299.82 feet to a point;

THENCE: N 78°07'00" E, a distance of 26.07 feet to a point;

THENCE: N 48°09'45" E, a distance of 68.90 feet to a point;

THENCE: N 25°58'06" E, a distance of 28.72 feet to a point;

THENCE: N 48°25'23" W, a distance of 201.56 feet to a point;

THENCE: N 31°50'19" E, a distance of 43.63 feet to a point;

THENCE: S 48°25'23" E, a distance of 258.79 feet to a point;

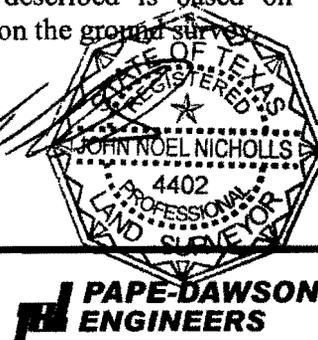
THENCE: Along a curve to the right, said curve having a radius of 800 feet, a central angle of 16°22'31", a chord bearing and distance of S 40°14'07" E, 227.86 feet, and an arc length of 228.64 feet to a point;

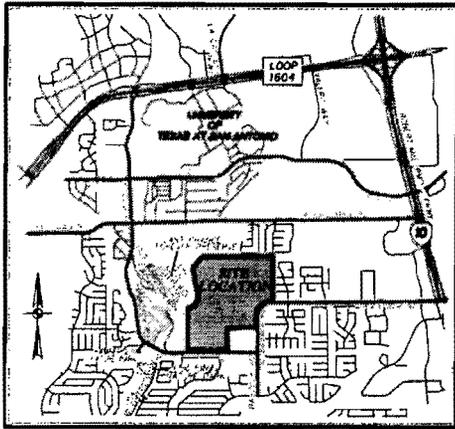
THENCE: S 57°57'09" W, a distance of 393.00 feet to a point;

THENCE: Along a non tangent curve to the right, said curve having a radial bearing of S 57°57'09" W, a radius of 407.00 feet, a central angle of 31°30'46", a chord bearing and distance of S 16°17'28" E, 221.04 feet, and an arc length of 223.85 feet to a point of tangency;

THENCE: S 00°32'05" E, a distance of 1153.89 feet to the POINT OF BEGINNING and containing 22.24 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.  
JOB NO. 6362-00  
DATE: December 1, 2006  
DOC ID: 6362\00\Word\Field Notes\100614a1.doc





**LOCATION MAP**  
NOT TO SCALE

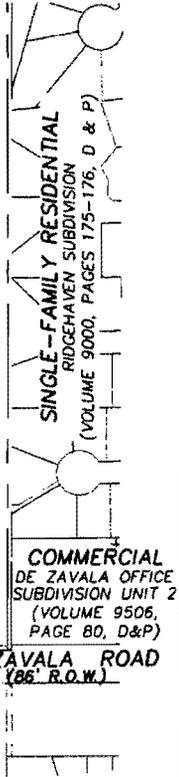
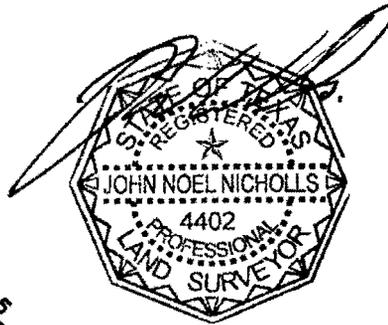
**EXHIBIT FOR A**

A 22.24 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	228.64'	800.00'	115.11'	16°22'31"	227.86'	S40°14'07"E
C2	223.85'	407.00'	114.84'	31°30'46"	221.04'	S16°17'28"E

LINE TABLE		
LINE	LENGTH	BEARING
L1		
L2		
L3		
L4		
L5	258.79'	S48°25'23"E
L6	43.63'	N31°50'19"E
L7	201.56'	N48°25'23"W
L8	28.72'	N25°58'06"E
L9	68.90'	N48°09'45"E
L10	26.07'	N78°07'00"E
L11	16.94'	N00°23'14"E
L12	19.87'	N40°30'58"E
L13	31.27'	N71°12'30"E
L14	46.98'	N56°12'57"E
L15	192.48'	N17°20'29"E
L16	215.12'	N10°38'41"W
L17	82.27'	N20°23'07"W
L18	75.32'	N12°04'01"W
L19	131.98'	N06°05'49"W
L20	125.00'	N01°44'26"W

140.80 ACRES  
(VOLUME 670, PAGES 389-390)

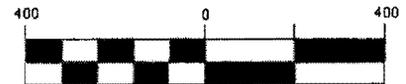
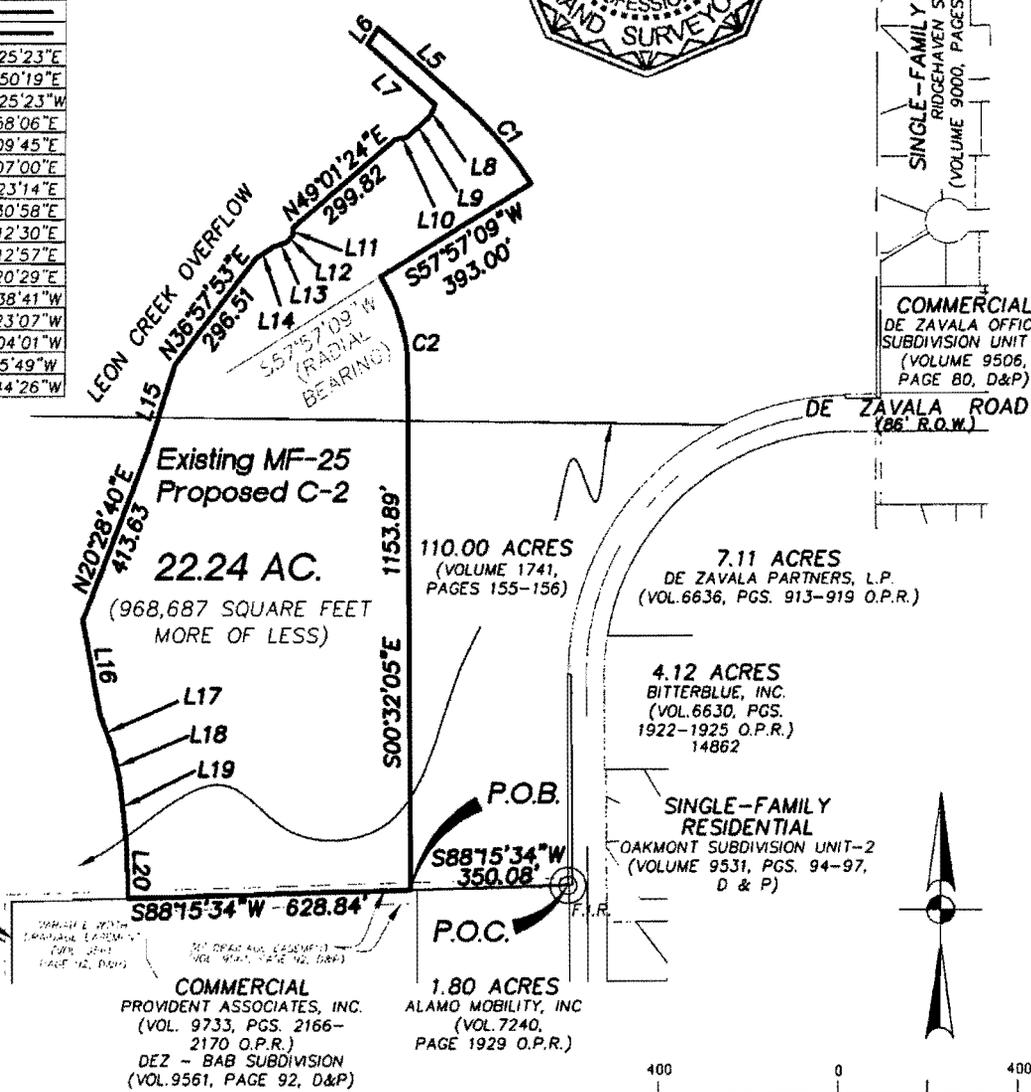


**LEGEND**

- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT

NOTE:  
THE PROFESSIONAL SERVICES PROVIDED HERE-IN INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

S. SANFORD SURVEY EASEMENT (VOL. 2860, PGS. 1228-1234, O.P.R.)



1 inch = 400 ft.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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