SG/cla
03/20/2014
Z-10

CASE NO. Z2013198

AN ORDINANCE 2014-03-20-0168

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 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 MSAO-1 MLOD-1" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MSAO-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-3 UC-1 GC-1 MSAO-1 MLOD-1" General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-33 MSAO-1 MLOD-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-33 GC-1 MSAO-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-33 UC-1 GC-1 MSAO-1 MLOD-1" Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District.

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. 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 March 30, 2014.

PASSED AND APPROVED this 20th day of March 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Robert F. Greenblum, City Attorney

For

Agenda Item:	**Z-10 (in consent vote: P-1, Z-10)**
Date:	03/20/2014
Time:	02:20:49 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2013198 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 MSAO-1 MLOD-1" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MSAO-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-3 UC-1 GC-1 MSAO-1 MLOD-1" General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-33 MSAO-1 MLOD-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-33 GC-1 MSAO-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-33 UC-1 GC-1 MSAO-1 MLOD-1" Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 located on Portions of the 21500 and 21600 Blocks of Milsa Drive. Staff and Zoning Commission recommended approval.
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				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

FIELD NOTES

FOR

ZONING

A 10.911 acre, more or less, tract of land out of a 26.92 acre tract described in deed to Karta Real Estate, L.P. recorded in Volume 13027, Pages 1813-1823 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ludovic Colquhoun Survey Number 24, Abstract 133, County Block 4034 of Bexar County, Texas, now in New City Block 34034, 18335 and 18338 of the City of San Antonio, Bexar County, Texas. Said 10.911 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 a found ½" iron rod with yellow cap stamped "Pape-Dawson" on the north right-of-way line of Milsa Drive, a 60-foot right-of-way, recorded in Volume 980, Page 252 of the Deed and Plat Records of Bexar County, Texas, at the southeast corner of Stonewall Parkway, an 86-foot right-of-way, dedicated in the Stonewall Estates-Unit 1, P.U.D. subdivision recorded in Volume 9572, Pages 60-64 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Northwesterly, with the east right-of-way line of said Stonewall Parkway and the west line of said 26.92 acre tract, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 92°34'12", a chord bearing and distance of N 46°32'34" W, 36.14 feet, for an arc length of 40.39 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson;

THENCE: N 00°15'28" W, with the east right-of-way line of said Stonewall Parkway and the west line of said 26.92 acre tract, a distance of 565.94 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Departing the east right-of-way line of said Stonewall Parkway and the west line of said 26.92 acre tract, over and across said 26.92 acre tract the following bearings and distances:

N 89°44'32" E, a distance of 360.92 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" at a point of curvature;

Southeasterly, along a tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 27°27'28", a chord bearing and distance of S 76°31'44" E, 237.33 feet, for an arc length of 239.62 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" at a point of tangency;

S 62°47'59" E, a distance of 142.27 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" at a point of curvature;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

ATTACHMENT A

Z2013198

Northeasterly, along a tangent curve to the left, said curve having a radius of 213.75 feet, a central angle of 52°19'20", a chord bearing and distance of S 88°57'39" E, 188.48 feet, for an arc length of 195.20 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" at the southwest corner of Lot 902 and the northwest corner of Lot 3 of the Dominion Crossing, Unit 1 subdivision, an approved but unrecorded Plat Number 130078 of Bexar County, Texas;

THENCE: S 30°56'07" E, with the west line of said Lot 3, a distance of 180.75 feet for an angle point at the most west southwest corner of said Lot 3 and the most west northwest corner of Lot 901 of said Dominion Crossing, Unit 1 subdivision;

THENCE: S 24°00'05" E, with the most west line of said Lot 901, a distance of 4.44 feet to a found iron rod stamped "MTR" at an angle point at the most west southwest corner of said Lot 901, on the north line of a 4.164 acre tract recorded in Volume 15775, Pages 2161-2168 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the north and west lines of said 4.164 acre tract and the south and east lines of said 26.92 acre tract the following bearings and distances:

S 87°11'51" W, a distance of 133.72 feet to a found ½" iron rod;

S 02°46'41" E, a distance of 261.87 feet to a found iron rod stamped "MTR" on the north right-of-way line of said Milsa Drive;

THENCE: S 87°17'27" W, with the north right-of-way line of said Milsa Drive and the south line of said 26.92 acre tract, a distance of 285.58 feet to a found ½" iron rod for an angle point;

THENCE: S 87°10'20" W, continuing with the north right-of-way line of said Milsa Drive and the south line of said 26.92 acre tract, a distance of 567.21 feet to the POINT OF BEGINNING, and containing 10.911 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of a current 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 4, 2013, March 4, 2014.
JOB NO. 9259-13,REF. JOB NO. 6882-09
DOC. ID.N:\Survey13\13-9200\9259-13\Word\FieldNotes\9259-13FN-10.911AC ZONE.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR