

AN ORDINANCE 2013-02-07-0105

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 68.022 acres out of NCB 14861 from "R-5 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District, "R-5" Residential Single-Family District, "MF-25" Low Density Multi-Family District and "C-2" Commercial District to "MF-18" Limited Density Multi-Family District, and "MF-18 MLOD-1" Limited Density Multi-Family Camp Bullis Military Lighting Overlay District on 39.223 acres and "R-5" Residential Single-Family District on 28.799 acres.

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.

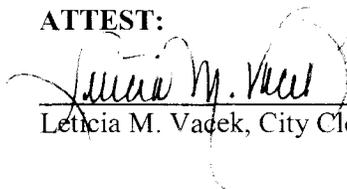
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective February 17, 2013.

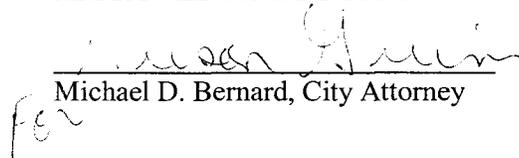
PASSED AND APPROVED this 7th day of February 2013.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney



Request for

COUNCIL ACTION

City of San Antonio



Agenda Voting Results - Z-6

Name:	Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-6						
Date:	02/07/2013						
Time:	02:15:58 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013047 (District 8): An Ordinance amending the Zoning District Boundary from "R-5 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District, "R-5" Residential Single-Family District, "MF-25" Low Density Multi-Family District, and "C-2" Commercial District to "R-5" Residential Single-Family District, "MF-18" Limited Density Multi-Family District, and "MF-18 MLOD-1" Limited Density Multi-Family Camp Bullis Military Lighting Overlay District on 68.022 acres out of NCB 14861 located on a portion of the 6700 Block of Babcock Road. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

FIELD NOTES
FOR
ZONING

A 39.223 acre or 1,708,568 square feet more or less, tract of land being a 39.776 acre, comprised of 37.933 acres out of a 168.977 acre tract conveyed to SLF IV/Legacy NWSA, LP in Special Warranty Deed with Vendor's Lien recorded in Volume 15746, Pages 719-735 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru 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, and 1.29 acres out of Steubing Parkway, a variable width public street dedicated in Aspen Heights Phase 2A P.U.D. recorded in Volume 9632, Page 162 of the Deed and Plat Records of Bexar County, Texas SAVE AND EXCEPT an 0.553 of an acre being all of Lot 901, Block 37 of said Aspen Heights Phase 2A P.U.D. Said 39.776 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 "+" in concrete on the north right-of-way line of Babcock Road, a variable width right-of-way, the southeast corner of said 168.977 acre tract;

THENCE: N 89°59'26" W, with the north right-of-way line of said Babcock Road, the south line of said 168.977 acre tract, a distance of 349.06 feet to a point;

THENCE: Departing the north right-of-way line of said Babcock Road, over and across said 168.977 acre tract the following bearings and distances:

N 00°00'23" W, a distance of 357.43 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1000.00 feet, a central angle of 25°45'09", a chord bearing and distance of N 12°52'57" W, 445.69 feet, for an arc length of 449.46 feet to a point;

N 25°45'31" W, a distance of 530.54 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 540.00 feet, a central angle of 70°34'01", a chord bearing and distance of N 09°31'30" E, 623.83 feet, for an arc length of 665.08 feet to a point;

N 44°48'30" E, a distance of 149.80 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 800.00 feet, a central angle of $30^{\circ}57'50''$, a chord bearing and distance of $N 29^{\circ}19'35'' E$, 427.09 feet, at a distance of 19.95 feet passing the southwest line of said Steubing Parkway, and continuing for a total arc length of 432.34 feet to a point;

THENCE: Along and with the centerline of said Steubing Parkway the following bearings and distances:

$N 13^{\circ}50'41'' E$, a distance of 696.68 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of $58^{\circ}51'40''$, a chord bearing and distance of $N 43^{\circ}16'31'' E$, 491.37 feet, for an arc length of 513.66 feet to a point;

$N 72^{\circ}42'20'' E$, a distance of 145.58 feet to a point on the centerline of J.V. Bacon Parkway dedicate in said Aspen Heights Phase 2A P.U.D.;

THENCE: Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of $N 72^{\circ}40'06'' E$, a radius of 750.00 feet, a central angle of $04^{\circ}35'37''$, a chord bearing and distance of $S 19^{\circ}37'42'' E$, 60.11 feet, for an arc length of 60.13 feet to a point;

THENCE: Southeasterly, along the centerline of said J.V. Bacon Parkway, along a compound curve to the left, said curve having a radius of 750.00 feet, a central angle of $19^{\circ}11'22''$, a chord bearing and distance of $S 31^{\circ}31'12'' E$, 250.02 feet, for an arc length of 251.19 feet to a point on the southeast line of said J.V. Bacon Parkway, the northwest line of said 168.977 acre tract;

THENCE: Departing the southeast line of said J.V. Bacon Parkway, over and across said 168.977 acre tract the following bearings and distances:

$S 41^{\circ}06'53'' E$, a distance of 272.43 feet to a point;

$S 48^{\circ}53'07'' W$, a distance of 43.00 feet to a point;

$S 40^{\circ}58'08'' W$, a distance of 337.93 feet to a point;

$S 63^{\circ}57'35'' W$, a distance of 92.37 feet to a point;

$S 24^{\circ}23'23'' W$, a distance of 70.70 feet to a point;

S 53°29'41" W, a distance of 215.51 feet to a point;

S 23°02'33" W, a distance of 382.86 feet to a point;

S 06°05'04" W, a distance of 237.34 feet to a point;

S 20°27'22" W, a distance of 152.53 feet to a point;

S 04°49'18" W, a distance of 385.12 feet to a point;

S 02°13'55" E, a distance of 335.46 feet to a point;

S 68°39'03" E, a distance of 76.89 feet to the northwest corner of Lot 6, Block 1 of the Dez-Bab Subdivision recorded in Volume 9561, Page 92 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 00°13'41" E, along and with the west line of said Lot 6, the east line of said 168.977 acre tract, a distance of 971.37 feet to the POINT OF BEGINNING,
and

SAVE AND EXCEPT

An 0.553 of an acre or 24,097 square feet more or less, tract of land, being all of Lot 901, Block 37 of said Aspen Heights Phase 2A P.U.D. recorded in Volume 9632, Page 162 of the Deed and Plat Records of Bexar County, Texas. Said 0.553 of an 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:

COMMENCING: At the southeast corner of Steubing Parkway, a variable width public right-of-way, dedication in said Aspen Heights Phase 2A P.U.D.;

THENCE: Northeasterly, with the southeast right-of-way line of said Steubing Parkway, along a non-tangent curve to the left, said Curve having a radial bearing of N 46°37'15" W, a radius of 830.00 feet, a central angle of 12°19'14", a chord bearing and distance of N 37°13'09" E, 178.13 feet, for an arc length of 178.48 feet to the POINT OF BEGINNING of the tract described herein;

THENCE: Northeasterly, with the southeast right-of-way line of said Steubing Parkway, along a non-tangent curve to the left, said curve having a radial bearing of N 58°56'28" W, a radius of 830.00 feet, a central angle of 06°27'20", a chord bearing and distance of N 27°49'51" E, 93.47 feet, for an arc length of 93.52 feet to the northwest corner of said Lot 901;

THENCE: Departing the southeast right-of-way of said Steubing Parkway, along and with the perimeter of said Lot 901 the following bearings and distances:

S 90°00'00" E, a distance of 160.61 feet to a point;

S 00°00'00" E, a distance of 130.61 feet to a point;

N 90°00'00" W, a distance of 142.15 feet to a point;

S 53°13'46" W, a distance of 21.04 feet to a point;

N 36°46'14" W, a distance of 75.58 feet to the POINT OF BEGINNING, and containing 0.553 of an acre for a net acreage of 39.223 in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 6362-53 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 5, 2012, January 24, 2013
Job No.: 6362-53
N: CIVIL 6362-53 WORD 6362-53 FN-39.776 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



FIELD NOTES
FOR
ZONING

A 28.799 acre, or 1,254,503 square feet more or less, tract of land, out of a 168.977 acre tract conveyed to SLF IV/Legacy NWSA, LP in Special Warranty Deed with Vendor's Lien recorded in Volume 15746, Pages 719-735 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru 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 28.799 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 $\frac{1}{2}$ " iron rod with cap stamped "CUDE" on the north right-of-way line of Babcock Road, a variable width right-of-way, the southeast corner of Lot 1, Block 21, Babcock South Elementary School recorded in Volume 9574, Page 36 of the Deed and Plat Records of Bexar County, Texas, and the southwest corner of said 168.977 acre tract;
- THENCE:** N 00°36'08" W, departing the north right-of-way line of said Babcock road, with the east line of said Lot 1, the west line of said 168.977 acre tract, a distance of 944.25 feet to a found $\frac{1}{2}$ " iron rod with cap stamped "CUDE" for the northeast corner of said Lot 1;
- THENCE:** S 88°48'59" W, with the north line of said Lot 1, a south line of said 168.977 acre tract, a distance of 711.40 feet to a found $\frac{1}{2}$ " iron rod with cap stamped "CUDE" for the northwest corner of said Lot 1, on the east line of Lot 122, The Abbey Subdivision recorded in Volume 9573, Page 175-176 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 00°36'43" W, with the east line of said The Abbey, the west line of said 168.977 acre tract, a distance of 284.76 feet to a point;
- THENCE:** Northeasterly, over and across said 168.977 acre tract, along a non-tangent curve to the right, said curve having a radial bearing of S 55°32'56" E, a radius of 728.44 feet, a central angle of 35°20'05", a chord bearing and distance of N 52°07'07" E, 442.15 feet, for an arc length of 449.24 feet to a point;
- THENCE:** Northeasterly, continuing over and across said 168.977 acre tract, along a tangent curve to the left, said curve having a radius of 590.18 feet, a central

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28.799 Acres
Job No. 6362-53
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angle of $50^{\circ}08'54''$, a chord bearing and distance of $N 40^{\circ}21'13'' E$, 500.23 feet, for an arc length of 516.56 feet to a point;

THENCE: $N 22^{\circ}27'14'' E$, continuing over and across said 168.977 acre tract, a distance of 142.19 feet to a point on the south line of Lot 902, Aspen Heights Phase 2A recorded in Volume 9632, Page s159-162 of the Deed and Plat Records of Bexar County, Texas

THENCE: With the south line of said Lot 902, the north line of said 168.977 acre tract the following bearings and distances:

$N 89^{\circ}39'23'' E$, a distance of 249.17 feet to a point;

$N 44^{\circ}59'51'' E$, a distance of 35.57 feet to a point;

$N 89^{\circ}39'23'' E$, a distance of 178.01 feet to a point;

$S 46^{\circ}37'15'' E$, a distance of 30.00 feet to a point;

THENCE: Departing the south line of said Lot 902, over and across said 168.977 acre tract the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of $N 46^{\circ}37'15'' W$, a radius of 800.00 feet, a central angle of $01^{\circ}25'45''$, a chord bearing and distance of $S 44^{\circ}05'38'' W$, 19.95 feet, for an arc length of 19.95 feet to a point;

$S 44^{\circ}48'30'' W$, a distance of 149.80 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 540.00 feet, a central angle of $70^{\circ}34'01''$, a chord bearing and distance of $S 09^{\circ}31'30'' W$, 623.83 feet, for an arc length of 665.08 feet to a point;

$S 25^{\circ}45'31'' E$, a distance of 530.54 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1000.00 feet, a central angle of $25^{\circ}45'09''$, a chord bearing and distance of $S 12^{\circ}52'57'' E$, 445.69 feet, for an arc length of 449.46 feet to a point;

$S 00^{\circ}00'23'' E$, a distance of 357.43 feet to a point on the north right-of-way line of said Babcock Road;

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28.799 Acres
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THENCE: N 89°59'26" W, a distance of 584.40 feet to the POINT OF BEGINNING, and containing 28.799 acres in the City of San Antonio, Bexar County, Texas. Said 28.799 acres described in accordance with said 168.977 acre tract surveyed on the ground April 4, 2012 under job no. 6362-20 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 7, 2012
Job No.: 6362-53
N:\CIVIL\6362-53\WORD\6362-53 FN-36.291 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

