

**AN ORDINANCE 2010-06-03-0497**

**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 3.978 acres out of NCB 34761 (also known as CB 4761) and NCB 34780 (also known as CB 4780) from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District and "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District.

**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.

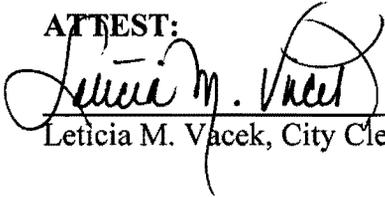
**SECTION 5.** This ordinance shall become effective June 13, 2010.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of June 2010.



**M A Y O R**  
**Julián Castro**

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael Bernard, City Attorney

2009088

**MATKIN-HOOVER**  
**ENGINEERING & SURVEYING**

8 Spencer Road, Suite 300, Boerne, Texas 78006  
Phone: 830-249-0600 FAX: 830-249-0099

**FIELD NOTES FOR A 0.104 ACRE TRACT**

Being a 0.104 acre tract of land out of the H. Wagenfuehr Survey No. 429, Abstract No. 817, County, Block 4761, Bexar County, Texas, said 0.104 acre tract also being all of that certain tract conveyed San Antonio Public Service Company by deed recorded in Volume 1667, Page 56, Deed Records, Bexar County, Texas, said 0.104 acre tract being more particularly described by metes and bounds as follows;

**Beginning** at a brass disc (Corps of Engineers) found in the southeast right-of-way line of Old Camp Bullis Road for the northeast corner of the herein described tract, the northeast corner of the above referenced San Antonio Public Service Company Tract and the northwest corner of that certain 3.874 acre tract recorded in Volume 13631, Pages 1646-1650, Official Public Records, Bexar County, Texas;

**Thence**, departing the southeast right-of-way line of Old Camp Bullis Road, with an east line of said San Antonio Public Service Company Tract, the west line of said 3.874 acre tract, South 05 degrees 28 minutes 27 seconds East, a distance of 34.41 feet to a 5/8" iron rod found at the southwest corner of said 3.874 acre tract;

**Thence**, with an east line of said San Antonio Public Service Company Tract, South 13 degrees 17 minutes 37 seconds East, a distance of 6.70 feet to a 1/2" iron rod found for the southeast corner of the herein described tract, the southeast corner of said San Antonio Public Service Company Tract, said point also being in a north line of that certain 237.415 acre tract recorded in Volume 11158, Pages 280-288, Official Public Records, Bexar County, Texas and bears South 89 degrees 44 minutes 27 seconds West, a distance of 244.71 feet from a 5/8" iron rod found at an angle of said 237.415 acre tract;

**Thence**, with the south line of said San Antonio Public Service Company Tract, a north line of said 237.415 acre tract, South 89 degrees 27 minutes 40 seconds West, a distance of 155.10 feet to a nail found for the southwest corner of the herein described tract, the southwest corner of said San Antonio Public Service Company Tract and the northwest corner of said 237.415 acre tract, said point also being in a northeast line of that certain 32.59 acre tract recorded in Volume 11644, Pages 967-975, Official Public Records, Bexar County, Texas;

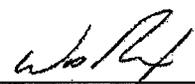
**Thence**, with a northeast line of said 32.59 acre tract, the southwest line of said San Antonio Public Service Company Tract, North 16 degrees 30 minutes 20 seconds West, a distance of 5.80 feet to a 1/2" iron rod set with a red "Matkin-Hoover Eng." plastic cap for the northwest corner of the herein described tract;

**Thence**, with a northwest line of the herein described tract, North 61 degrees 11 minutes 54 seconds East, a distance of 45.64 feet to a brass disc (Corps of Engineers) found in the southeast right-of-way line of Old Camp Bullis Road;

**Thence**, with the southeast right-of-way line of Old Camp Bullis Road, a northwest line of said San Antonio Public Service Company Tract, North 82 degrees 31 minutes 26 seconds East, a distance of 112.89 feet to the **Point of Beginning** containing 4539.5 square feet or 0.104 acres.

This description was prepared from a survey made on the ground February 24, 2009 under my supervision. Basis of Bearing was established from the west line of the above referenced 3.874 acre tract. The description of the subject tract recorded in Volume 1667, Page 56, Deed Records, Bexar County, Texas, does not represent a mathematically closed figure.



  
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Wes Rexrode  
Registered Professional Land Surveyor  
Texas Registration No. 6001

# MATKIN-HOOVER

## ENGINEERING & SURVEYING

8 Spencer Road, Suite 300, Boerne, Texas 78006  
Phone: 830-249-0600 FAX: 830-249-0099

### FIELD NOTES FOR A 3.874 ACRE TRACT

Being a 3.874 acre tract out of the William Redfield Survey No. 23, Abstract No. 635, County Block 4780, and the H. Wagenfuhr Survey No. 429, Abstract No. 817, County, Block 4761, Bexar County, Texas, said 3.874 acre tract also being all of that certain 3.874 acre tract conveyed to JDH Properties, LLC, a Texas limited liability company by deed recorded in Volume 13278, Pages 702-707, Official Public Records, Bexar County, Texas, said 3.874 acres being more particularly described by metes and bounds as follows;

**Beginning** at a brass disc (Corps of Engineers) found in the southeast right-of-way line of Old Camp Bullis Road for the northeast corner of the herein described tract, the northeast corner of the above referenced 3.874 acre tract and the northwest corner of that certain 4.811 acre tract conveyed to Fourth Quarter Properties 123, LLC by deed recorded in Volume 12614, Pages 1076-1082, Official Public Records, Bexar County, Texas;

**Thence**, departing the southeast right-of-way line of Old Camp Bullis Road, with the northeast line of said 3.874 acre tract, the southwest line of said 4.811 acre tract, South 42 degrees 07 minutes 28 seconds East, a distance of 357.75 feet to a ½" iron rod found with a yellow "Pape Dawson" plastic cap for the southeast corner of the herein described tract, the southeast corner of said 3.874 acre tract, said point also being an angle of said 4.811 acre tract and is in a north line of that certain 237.415 acre tract conveyed to Fourth Quarter Properties LXII, LP by deed recorded in Volume 11158, Pages 280-288, Official Public Records, Bexar County, Texas;

**Thence**, with the south line of said 3.874 acre tract, a north line of said 237.415 acre tract, North 90 degrees 00 minutes 00 seconds West, a distance of 1328.76 feet to a 5/8" iron rod found for the southwest corner of the herein described tract, the southwest corner of said 3.874 acre tract and the southeast corner of that certain tract conveyed to San Antonio Public Service Company by deed recorded in Volume 1667, Page 56, Deed Records, Bexar County, Texas;

**Thence**, departing a north line of said 237.415 acre tract, with the west line of said 3.874 acre tract, the east line of said San Antonio Public Service Company tract, North 05 degrees 28 minutes 27 seconds West, a distance of 34.41 feet to a brass disc (Corps of Engineers) found for the northwest corner of the herein described tract, the northwest corner of said 3.874 acre tract, said point also being in the southeast right-of-way line of Old Camp Bullis Road;

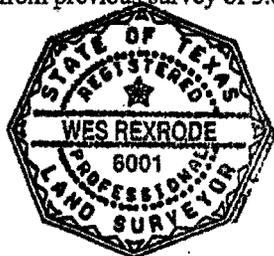
**Thence**, with the southeast right-of-way line of Old Camp Bullis Road and northwest lines of said 3.874 acre tract, the following three courses and distances;

North 83 degrees 24 minutes 49 seconds East, a distance of 136.59 feet to a brass disc (Corps of Engineers) found for an angle;

North 86 degrees 16 minutes 32 seconds East, a distance of 254.90 feet to a brass disc (Corps of Engineers) found for an angle;

and North 74 degrees 11 minutes 03 seconds East, a distance of 729.65 feet to the **Point of Beginning** containing 3.874 acres of land.

This description was prepared from a survey made on the ground August 1, 2008 under my supervision. Basis of Bearing was derived from previous survey of 3.874 acre tract.



*Wes Rexrode*  
Wes Rexrode  
Registered Professional Land Surveyor  
Texas Registration No. 6001



Request for  
**COUNCIL  
ACTION**

City of San Antonio



## Agenda Voting Results - Z-2

<b>Name:</b>	Z-2						
<b>Date:</b>	06/03/2010						
<b>Time:</b>	02:27:17 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2009088 (District 8): An Ordinance amending the Zoning District Boundary From "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District-1 and "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1 to "C-3 MLOD-1" General Commercial Military Lighting Overlay District-1 and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1 on 3.584 acres out of NCB 34761 also known as CB 4761 and 0.29 of an acre out of NCB 34780 also known as CB 4780, and 0.104 of an acre out of CB 4761 all located at 6194 Old Camp Bullis Road. Staff recommends denial, with an alternate recommendation of "C-2 S" Commercial District with a Specific Use Authorization for a Hotel. Zoning Commission recommends denial.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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				x
W. Reed Williams	District 8		x			x	
Elisa Chan	District 9	x					
John G. Clamp	District 10		x				