SG/cla
06/19/2014
Z-16

CASE NO. Z2014057

AN ORDINANCE 2014-06-19-0499

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 20.552 acres out of Lot 2, Block 3, NCB 18333 from "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-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family 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.

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SECTION 5. This ordinance shall become effective June 29, 2014.

PASSED AND APPROVED this 19th day of June 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-16 (in consent vote: P-7, Z-16)**
Date:	06/19/2014
Time:	02:43:56 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014057 (District 8): An Ordinance amending the Zoning District Boundary from "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-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 20.552 acres out of Lot 2, Block 3, NCB 18333 located on a portion of the 6800 Block of Heuermann Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14021) (Continued from June 5, 2014)
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				x
Michael Gallagher	District 10		x				

Z2014057

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING

A 20.552 acre, more or less, tract of land, out of Lot 2, Block 3, NCB 18333 of the Brass 10 Subdivision recorded in Volume 9600, Pages 130-132 of the Deed and Plat Records of Bexar County, Texas, described in deed to Brass Heuermann 10, LP recorded in Volume 13301, Page 2199 of the Official Public Records of Real Property of Bexar County, Texas. Said 20.552 acre tract being more fully described as follows:

BEGINNING: At a found ½" iron rod on the south right-of-way line of Heuermann Road, a 60-foot right-of-way, recorded in Volume 980, Page 238 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of Lot 1, Block 3 of the Ultra 20/10 Subdivision recorded in Volume 9593, Page 165 of the Deed and Plat Records of Bexar County, Texas and a northeast corner of said Lot 2;

THENCE: S 00°12'45" E, departing the south right-of-way line of said Heuermann Road, along and with the west line of said Lot 1, the east line of said Lot 2, a distance of 300.05 feet to a found ½" iron rod;

THENCE: S 20°46'57" E, continuing along and with the west line of said Lot 1, the east line of said Lot 2, a distance of 266.36 feet to a found ½" iron rod for the southwest corner of said Lot 1;

THENCE: S 27°13'37" E, over and across said Lot 2, a distance of 284.31 feet to a point on the southeast line of said Lot 2, the northwest line of Lot 8, Heuermann George Estates Subdivision recorded in Volume 672, Page 304 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 62°46'23" W, along and with the southeast line of said Lot 2, the northwest line of said Lot 8, a distance of 256.39 feet to a found ½" iron rod for the northwest corner of said Lot 8, the northeast corner of Lot 901, Block 20 of the Verde Cresta Bella II Subdivision recorded in Volume 9633, Page 91 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 62°40'52" W, along and with the southeast line of said Lot 2, the northwest line of said Lot 901, at a distance of 595.45 feet passing the northwest corner of said Lot 901, the northeast corner of Lot 32, Block 20 of said Verde Cresta Bella II, a distance of 837.32 feet to a found ½" iron rod for the southwest corner of said Lot 2;

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

THENCE: N 01°04'24" E, along and with an east line of said lot 32, the west line of said Lot 2, a distance of 191.48 feet to a found ½" iron rod for a northeast corner of said Lot 32, the southeast corner of a 0.854 acre tract recorded in Volume 11646, Page 1450 of the Official Public Records of Bexar County, Texas;

THENCE: N 00°50'23" W, along and with the east line of said 0.854 acre tract, the west line of said Lot 2, a distance of 370.43 feet to a found ½" iron rod, for the northeast corner of said 0.854 acre tract, the southeast corner of a 31.07 acre tract recorded in Volume 7930, Page 9 of the Official Public Records of Bexar County, Texas;

THENCE: N 00°08'39" W, along and with the east line of said 31.07 acre tract, the west line of said Lot 2, a distance of 738.32 feet to a found ½" iron rod on the south right-of-way line of said Heuermann Road, the northwest corner of said Lot 2;

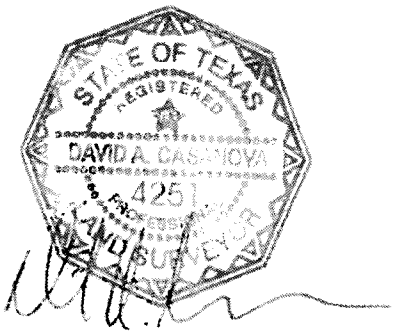
THENCE: Along and with the south right-of-way line of said Heuermann Road, the north line of said Lot 2 the following bearings and distances:

S 89°55'39" E, a distance of 299.31 feet to a found ½" iron rod;

N 00°23'49" W, a distance of 4.69 feet to a found ½" iron rod;

S 89°48'48" E, a distance of 392.36 feet to a found ½" iron rod;

N 89°43'05" E, a distance of 58.28 feet to the POINT OF BEGINNING, and containing 20.552 acres in the City of San Antonio, Bexar County, Texas.

"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 9, 2013, Revised: May 20, 2014
JOB NO. 8425-00
DOC. ID. N:\CIVIL\8425-00\WORD\8425-00 ZN-20.552 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00