

AN ORDINANCE 2013-05-16-0348

**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 14.564 acres out of NCB 14858 and NCB 15825 from "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional use for multi-family dwellings not to exceed 100 units per acre, "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional use for multi-family dwellings not to exceed 100 units per acre, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District, and "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to "MF-33 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District and "MF-33 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor 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

SG/cia  
05/16/2013  
# Z-8

CASE NO. Z2013099

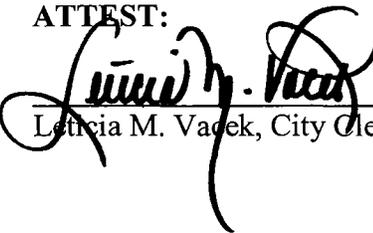
inspection.

**SECTION 5.** This ordinance shall become effective May 26<sup>th</sup>, 2013.

**PASSED AND APPROVED** this 16<sup>th</sup> day of May, 2013.

  
M A Y O R  
Julián Castro

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

City of San Antonio



**Agenda Voting Results - Z-8**

<b>Name:</b>	Z-4, Z-5, Z-6, Z-7, P-1, Z-8, P-3						
<b>Date:</b>	05/16/2013						
<b>Time:</b>	02:33:42 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	<p>ZONING CASE # Z2013099 (District 8): An Ordinance amending the Zoning District Boundary from "MF-50 CD MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for multi-family dwellings not to exceed 100 units per acre, "MF-50 CD GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for multi-family dwellings not to exceed 100 units per acre, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District, and "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to "MF-33 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District and "MF-33 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District on 14.564 acres out of NCB 14858 and NCB 15825 located on a portion of the 15000 Block of Interstate Highway 10. Staff and Zoning recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13030)</p>						
<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				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			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				

2013099



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
ZONING

A 10.979 acre, or 478,236 square feet more or less, tract of land which is comprised of a portion of Lot 2, Block 1, Fiesta Northwest Crossing Unit 1 recorded in Volume 9552, Page 143 in the Deed and Plat Records of Bexar County, Texas, a portion of the 120.03 acre tract conveyed to Galleria Ventures Limited by instrument recorded in Volume 8929, Pages 405-412 in the Official Public Records of Real Property of Bexar County, Texas and a portion of the 304.560 acre conveyed to Galleria Ventures Limited by instrument recorded in Volume 8775, Pages 605-612 in the Official Public records of Real Property of Bexar County, Texas, in the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766, now in New City Block (N.C.B.) 14858 and 15825 of the City of San Antonio, Bexar County, Texas. Said 10.979 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 iron 1/2" iron rod at the southwest corner of the 23.96 acre tract described as Tract 1 and the southeast corner of the 14.30 acre tract described as Tract 2 conveyed to Cumberland Serengeti IH10, L.P. by instrument recorded in Volume 15763, Pages 273-289 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Along and with the south line of said 23.96 acre tract, the following bearings and distances:

N 73°18'38" E, a distance of 59.90 feet to a found 1/2" iron rod with cap marked "Vickery";

N 76°34'38" E, passing the southwest corner of the 8.430 acre tract conveyed to FPMC San Antonio Realty Partners, L.P. by instrument recorded in Volume 15460, Pages 1842-1849 of the Official Public Records of Real Property of Bexar County, Texas, at a distance of 49.36 feet, passing the southeast corner of said 8.430 acre tract at a distance of 349.68 feet, continuing along and with the south line of said 23.96 acre tract at a distance of 50.26 feet for a total distance of 449.30 feet to a point;

**THENCE:** Departing the south line of said 23.96 acre tract, over and across said 304.560 acre tract the following bearings and distances:

S 12°57'59" E, a distance of 138.55 feet to a point;  
S 17°11'20" W, a distance of 328.34 feet to a point;

SAN ANTONIO • AUSTIN • HOUSTON

ATTACHMENT A

S 02°23'59" E, a distance of 388.27 feet to a point;

S 21°52'55" W, a distance of 42.21 feet to a point;

THENCE: Continuing over and across said 304.560 acre tract and said 120.03 acre tract, the following bearings and distances:

S 88°36'52" W, a distance of 503.15 feet to a point;

N 12°31'28" W, a distance of 173.85 feet to a point;

N 00°22'02" W, a distance of 314.14 feet to a point;

N 37°17'37" W, a distance of 253.40 feet to a point on the south line of said 14.30 acre tract;

THENCE: N 73°08'11" E, along and with the south line of said 14.30 acre tract, a distance of 279.27 feet to the POINT OF BEGINNING, and containing 10.979 acres in the City of San Antonio, Bexar County, Texas. Said tract being prepared under job number 9038-13 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: March 7, 2013

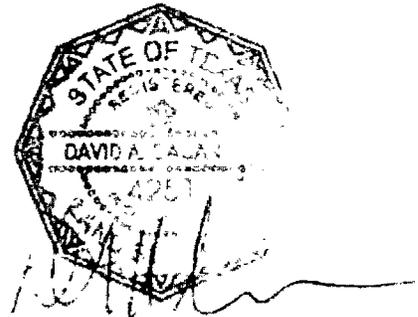
REVISED: March 29, 2013

Job No.: 9038-13

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TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



FIELD NOTES  
FOR  
ZONING

A 3.585 acre, or 156,182 square feet more or less, tract of land comprised of a portion of Lot 2, Block 1, Fiesta Northwest Crossing Unit 1 recorded in Volume 9552, Page 143 in the Deed and Plat Records of Bexar County, Texas, a portion of the 23.96 acre tract described as Tract 1 and a portion of the 14.30 acre tract described as Tract 2 conveyed to Cumberland Serengeti IH10, L.P. by instrument recorded in Volume 15763, Pages 273-289 in the Official Public Records of Real Property of Bexar County, Texas, in the R C Hawkins Survey No 337, Abstract 329 and the Anselmo Pru Survey No. 20, Abstract No. 574, now in New City Block (N C B ) 14858 of the City of San Antonio, Bexar County, Texas. Said 3.585 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 a yellow cap marked “Pape-Dawson” on the south right-of-way line of Presidio Parkway, an 86-foot right-of-way, dedicated in Umbell Oaks Unit 2 recorded in Volume 9589, Pages 159-160 in the Deed and Plat Records of Bexar County, Texas, on the north line of said 14.30 acre tract, at the northwest corner of the 8.430 acre tract conveyed to FPMC San Antonio Realty Partners, L.P. by instrument recorded in the Volume 15460, Pages 1842-1849 of Official Public Records of Real Property of Bexar County, Texas;

THENCE· Departing the south right-of-way line of said Presidio Parkway and the north line of said 14.30 acre tract, along and with the west line of said 8.430 acre tract the following bearings and distances:

S 38°01'09" E, a distance of 357.92 feet to a found ½” iron rod with a yellow cap marked “Pape-Dawson”;

N 75°39'34" E, a distance of 128.13 feet to a found ½” iron rod with a yellow cap marked “Pape-Dawson”;

S 13°25'05" E, a distance of 228.48 feet to found ½” iron rod with a yellow cap marked “Pape-Dawson” on the south line of said 23.96 acre tract, at the southwest corner of said 8.430 acre tract;

THENCE. S 76°34'38" W, along and with the south line of said 23.96 acre tract, a distance of 49.36 feet to a found ½” iron rod with cap (Vickery);

9038-13

- THENCE S 73°18'38" W, continuing along and with the south line of said 23.96 acre tract, a distance of 59.90 feet to a found ½" iron rod with cap (Vickery), at the southwest corner of said 23.96 acre tract, the southeast line of said 14.30 acre tract;
- THENCE: S 73°08'11" W, Continuing along and with the south line of said 14 30 acre tract a distance of 279.27 feet to a point, at the southwest corner of the herein described tract;
- THENCE: N 16°25'52" W, over and across said 14.30 acre tract, a distance of 517.07 feet to a point on the south right-of-way line of said Presidio Parkway, the north line of said 14 30 acre tract, at the northwest corner of the herein described tract,
- THENCE: Northeasterly, along and with the south right-of-way line of said Presidio Parkway, the north line of said 14 30 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 32°38'46" W, a radius of 1551 00 feet, a central angle of 05°29'58", a chord bearing and distance of N 54°36'15" E, 148.81 feet, for an arc length of 148.87 feet to the POINT OF BEGINNING, and containing 3.585 acres in the City of San Antonio, Bexar County, Texas. Said tract being prepared under job number 9038-13 by Pape-Dawson Engineers, Inc.

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PREPARED BY Pape-Dawson Engineers, Inc  
DATE: March 7, 2013  
Job No.. 9038-13  
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TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

