

AN ORDINANCE 2012-09-06-0694

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 21.279 acres out of NCB 34732 and NCB 34752 from “PUD C-2 MLOD-1” Planned Unit Development Commercial Camp Bullis Military Lighting Overlay District, “PUD C-2 GC-1 MLOD-1” Planned Unit Development Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District and “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and “MF-18 GC-1 MLOD-1” Limited Density 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 inspection.

SECTION 5. This ordinance shall become effective September 16, 2012.

PASSED AND APPROVED this 6th day of September 2012.


M A Y O R
Julián Castro

ATTEST:

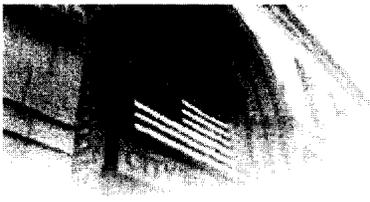


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

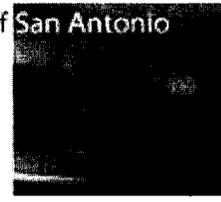


for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-9

Name:	27, 28, Z-1, Z-2, Z-3, P-1, Z-6, Z-8, Z-9						
Date:	09/06/2012						
Time:	02:18:53 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2012027 (District 8): An Ordinance amending the Zoning District Boundary from "PUD C-2 MLOD-1" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay District, "PUD C-2 GC-1 MLOD-1" Planned Unit Development Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District and "H C-3 GC-1 MLOD-1" Leon Springs Historic General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District to "MF-18 MLOD-1" Limited Density Multi-Family Camp Bullis Military Lighting Overlay District, "MF-18 GC-1 MLOD-1" Limited Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District and "H MF-18 GC-1 MLOD-1" Leon Springs Historic Limited Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District on 21.279 acres out of NCB 34732 and NCB 34752 located southeast of the intersection of Interstate 10 West and Boerne Stage Road, along Old Fredericksburg 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					
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING TRACT

A 21.279 acre, or 926,926 square feet more or less, tract of land, comprised of 0.056 of an acre out of that called 2.075 acre tract conveyed to Financial Resources, Inc. by instrument recorded in Volume 6385, Pages 788-792, 0.122 of an acre of a 4.404 acre tract surveyed December 7, 2007, said 4.404 acres being a remaining portion of Old Fredericksburg Road, 0.175 of an acre out of that 6.368 acre tract conveyed to Leon Creek, LTD. by instrument recorded in Volume 9690, Pages 948-954 and 20.927 acres out of that called 30.60 acre tract conveyed to Leon Creek Venture, L.C. by instrument recorded in Volume 6069, Pages 1417-1421, all of the Official Public Records of Bexar County, Texas, out of the J.M. Arocha Survey No. 26, Abstract 27, County Block 4752, now in New City Block (N.C.B.) 34752 and 34732 of the City of San Antonio, Bexar County, Texas. Said 21.279 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 a TxDOT monument with plate at and "+" 60 feet right of Engineers Centerline Station 88+35.31, on the east right-of-way of Old Highway 87, also the south line of the Old Boerne Stage Road right-of-way, the northwest corner of said 2.075 acre tract;

THENCE: S 23°57'28" E, along and with the east right-of-way line of said Old Highway 87, the west line of said 2.075 acre tract, a distance of 816.04 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 66°00'23" E, departing the east right-of-way line of said Old Highway 87, over and across said 2.075 acre tract, said 4.404 acre tract and said 6.368 acre tract, a distance of 223.00 feet to a point on the east line of said 30.60 acre tract, the west line of said 6.368 acre tract;

THENCE: N 24°38'30" W, departing the west line of said 30.60 acre tract, over and across said 6.368 acre tract, a distance of 133.37 feet to a point;

THENCE: N 68°30'53" E, over and across said 6.368 acre tract and said 30.60 acre tract, a distance of 87.34 feet to a point;

THENCE: Over and across said 30.60 acre tract, the following bearings and distances:

N 37°11'19" E, a distance of 37.10 feet to a point;

N 23°58'03" W, a distance of 33.67 feet to a point;

N 13°55'20" E, a distance of 79.02 feet to a point;

N 52°32'00" E, a distance of 61.12 feet to a point;

N 11°01'22" E, a distance of 83.70 feet to a point;
N 36°38'23" E, a distance of 193.18 feet to a point;
N 78°41'15" E, a distance of 35.34 feet to a point;
N 24°55'24" E, a distance of 105.54 feet to a point on the northeast line of said 30.60 acre tract;

THENCE: Along and with the northeast line of said 30.60 acre tract, the following bearings and distances:

S 65°04'36" E, a distance of 129.31 feet to a point;
S 60°57'01" E, a distance of 109.77 feet to a point;
S 46°01'08" E, a distance of 169.71 feet to a point;
S 39°21'43" E, a distance of 187.63 feet to a point;
S 30°17'21" E, a distance of 288.44 feet to a point;
S 10°57'04" E, a distance of 131.00 feet to a point;
S 15°12'56" W, a distance of 217.99 feet to a point;
S 36°27'56" W, a distance of 356.00 feet to a point;
S 24°47'56" W, a distance of 220.00 feet to a point;
S 16°32'56" W, a distance of 213.97 feet to a point;

THENCE: Over and across said 30.60 acre tract the following bearings and distances:

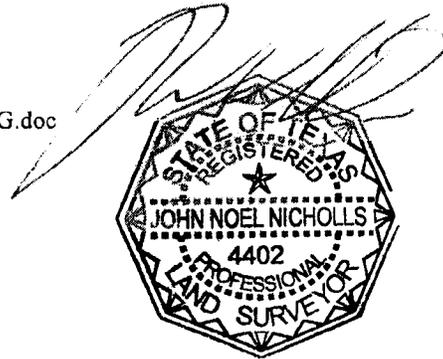
N 73°27'04" W, a distance of 124.89 feet to a point;
N 23°56'59" W, a distance of 152.98 feet to a point;
N 66°43'32" E, a distance of 22.10 feet to a point;
N 23°52'47" W, a distance of 808.29 feet to a point;

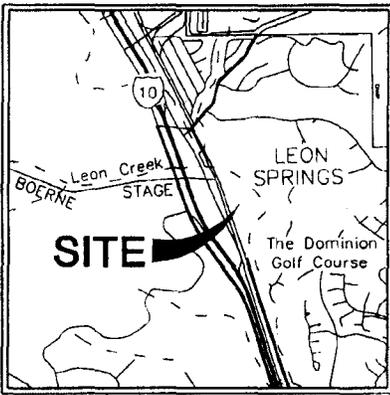
THENCE: S 66°00'23" W, over and across said 30.06, said 6.368 acre tract, said 4.404 acre tract and said 2.075 acre tract and a distance of 222.92 feet to a point on the east right-of-way line of aforementioned Old Highway 87, the west line of said 2.075 acre tract;

THENCE: N 23°57'28" W, along and with the east right-of-way line of said Old Highway 87, the west line of said 2.075 acre tract along and with the a distance of 65.00 feet to the POINT OF BEGINNING, and containing 21.279 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared 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: November 10, 2011
REVISED: January 20, 2012
JOB No.: 7032-00
FILE: N:\CIVIL\7032-00\WORD\7032-00 FN - ZONING.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

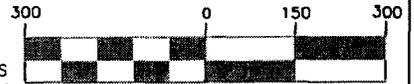




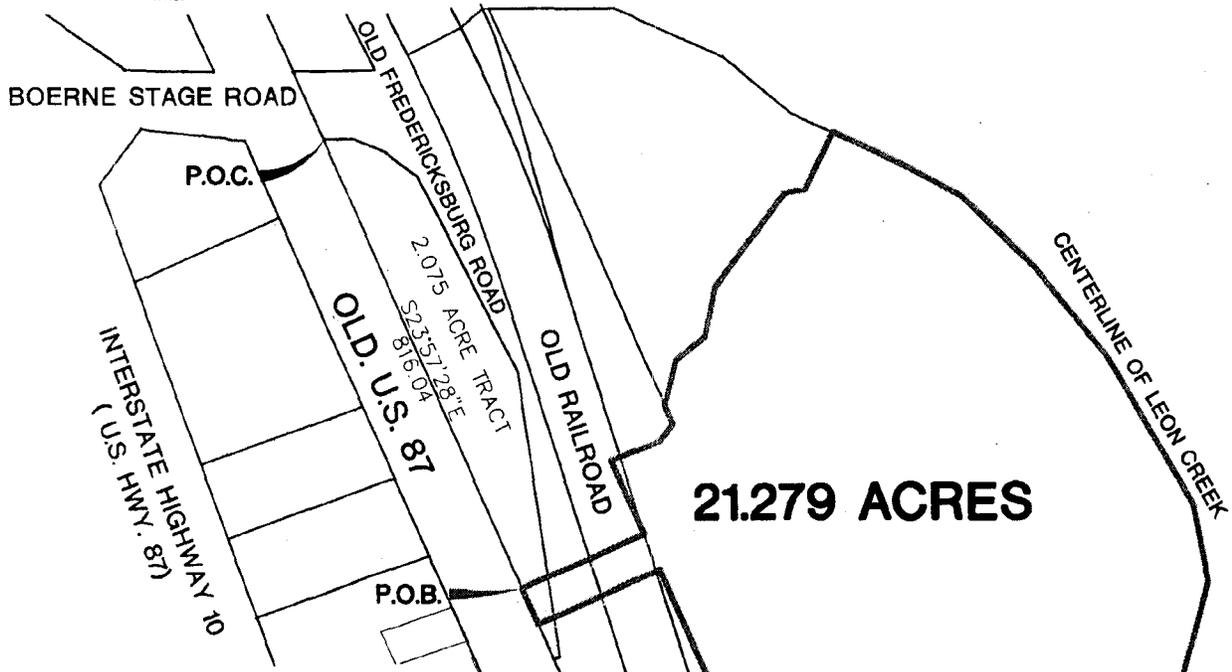
LOCATION MAP
N.T.S.

DEED/PLAT REFERENCE

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS



(IN FEET)
1 inch = 300 ft.



21.279 ACRES

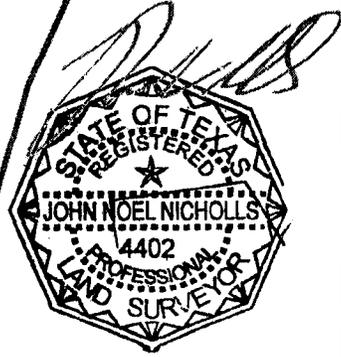
EXHIBIT OF ZONING TRACT

A 21.279 ACRE, OR 926,926 SQUARE FEET MORE OR LESS, TRACT OF LAND, COMPRISED OF 0.056 OF AN ACRE OUT OF THAT CALLED 2.075 CONVEYED TO FINANCIAL RESOURCES, INC. BY INSTRUMENT RECORDED IN VOLUME 6385, PAGES 788-792, 0.122 OF AN ACRE OF A 4.404 ACRE TRACT SURVEYED DECEMBER 7, 2007, SAID 4.404 ACRES BEING A REMAINING PORTION OF OLD FREDERICKSBURG ROAD, 0.175 OF AN ACRE OUT OF THAT 6.368 ACRE TRACT CONVEYED TO LEON CREEK, LTD. BY INSTRUMENT RECORDED IN VOLUME 9690, PAGES 948-954 AND 20.927 ACRES OUT OF THAT CALLED 30.60 ACRE TRACT CONVEYED TO LEON CREEK VENTURE, L.C. BY INSTRUMENT RECORDED IN VOLUME 6069, PAGES 1417-1421, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. AROCHA SURVEY NO. 26, ABSTRACT 27, COUNTY BLOCK 4752, NOW IN NEW CITY BLOCK (N.C.B.) 34752 AND 34732 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00
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NOVEMBER 10, 2011
REVISED: JANUARY 20, 2011

SHEET 1 OF 1

JOB No.: 7032-00

Date: Jan 20, 2012, 3:39pm User ID: BWalker
File: N:\CIVIL\7032-00\ZONING EXHIBIT.dwg