SG/cla
06/19/2014
Z-18

CASE NO. Z2014157

AN ORDINANCE 2014-06-19-0500

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 22.402 acres out of NCB 14861 from "C-2" Commercial District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MF-18" Limited Density Multi-Family District and "MF-18 MLOD-1" Limited Density Multi-Family 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.

SG/cla
06/19/2014
Z-18

CASE NO. Z2014157

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-18**
Date:	06/19/2014
Time:	02:48:04 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014157 (District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District and "R-6 MLOD -1" Residential Single-Family Camp Bullis Military Lighting Overlay 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 22.402 acres out of NCB 14861 located on portions of the 6200 through 6500 Blocks of De Zavala 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				
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				x
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

FIELD NOTES
FOR

A 22.402 acre, or 975,826 square feet more or less, tract of land being out that 168.977 acre tract described in deed to SLF IV/Legacy NWSA, L.P. by Warranty Deed with Vendor's Lien recorded in Volume 15746, Pages 719-735 of the Official Public Records of Real Property, Bexar County, Texas, out of the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766, now in New City Block 14861 of the City of San Antonio, Bexar County, Texas. Said 22.402 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way line of De Zavala Road, a variable width public right-of-way, 86-feet at this point, the northeast corner of a 2.353 acre tract acre tract described in deed to the City of San Antonio recorded in Volume 14345, Pages 1328-1332, Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 168.977 acre tract, for the southeast corner of the herein described tract;

THENCE: S 88°15'04" W, departing the west line of said De Zavala Road, with the north line of said 2.353 acre tract and the south line of said 168.977 acre tract, a distance of 334.99 feet to a found ½" iron rod with cap marked "SGCE-5293" at the northwest corner of said 2.353 acre tract, the northeast corner of Lot 6, Block 6 of the Dez-Bab Subdivision recorded in Volume 9561, Page 92 of the Deed and Plat Records of Bexar County, Texas; for an angle point on the south line of the herein described tract;

THENCE: S 88°15'31" W, with the south line of said 168.977 acre tract and the north line of said Lot 6, a distance of 897.84 feet to a found ½" iron rod at the northwest corner of said Lot 6, a reentrant corner of said 168.977 acre tract and the herein described tract;

THENCE: S 00°13'41" E, with an east line of said 168.977 acre tract and the west line of said Lot 6, a distance of 10.00 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a south corner of the herein described tract;

THENCE: Departing the west line of said Lot 6, over and across said 168.977 acre tract, the following bearings and distances:

N 68°39'03" W, a distance of 76.89 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southwest corner of the herein described tract;

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

N 02°13'55" W, a distance of 218.58 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of Lot 1, Block 37 of the Steubing Farm Multi-Family subdivision, Plat Number 130224, an approved but unrecorded plat, for a west corner of the herein described tract;

THENCE: Continuing over and across said 168.977 acre tract, with the east line of a 36.292 acre tract, surveyed previously the following bearings and distances;

N 90°00'00" E, a distance of 359.71 feet to a found ½" iron rod with cap marked "Pape-Dawson" for a reentrant corner of the herein described tract;

N 00°00'00" E, a distance of 20.94 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 35°16'07" W, a distance of 60.46 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 25°49'24" W, a distance of 144.86 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 13°04'36" W, a distance of 142.09 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 07°51'49" E, a distance of 203.98 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 31°57'50" E, a distance of 122.14 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 20°26'07" E, a distance of 364.99 feet to a found ½" iron rod with cap marked "Pape-Dawson";

N 37°48'02" E, a distance of 107.83 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing the east line of said 36.292 acre tract and continuing over and across said 168.977 acre tract, the following bearings and distances:

S 67°52'58" E, a distance of 532.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 22°07'02" W, a distance of 476.42 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 53°52'58" E, a distance of 495.42 feet to a set ½" iron rod with cap marked "Pape-Dawson" and a point of tangent curvature;

Z2014157

Along a tangent curve to the left, said curve having a radius of 100.00 feet, a central angle of 36°38'59", a chord bearing and distance of S 72°12'27" E, 62.88 feet, for an arc length of 63.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" and a point of tangency;

THENCE: N 89°28'03" E, a distance of 19.51 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way line of the aforementioned De Zavala Road, the east line of said 168.977 acre tract, for an east corner of the herein described tract;

THENCE: S 00°31'57" E, with the west line of said De Zavala Road and the east line of said 168.977 acre tract, a distance of 317.96 feet to the POINT OF BEGINNING, and containing 22.402 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 description and map prepared under job number 9036-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 4, 2014
JOB NO. 9036-14
DOC. ID. N:\Survey14\14-9000\9036-14\Word\FN9036-14 22.402 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR