SG/cla
03/20/2014
Z-9

CASE NO. Z2014087

AN ORDINANCE 2014-03-20-0196

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 4.687 acres out of NCB 34732 and NCB 34752 from "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS UC-1 GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H GC-1 MLOD-1" General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H UC-1 GC-1 MLOD-1" General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor 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 March 30, 2014.

PASSED AND APPROVED this 20th day of March 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-9 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11)**
Date:	03/20/2014
Time:	02:21:32 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014087 (District 8): An Ordinance amending the Zoning District Boundary from "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H HS UC-1 GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C -3 H GC-1 MLOD-1" General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-3 H UC-1 GC-1 MLOD-1" General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 4.687 acres out of NCB 34732 and NCB 34752 located at a portion of the 23900, 24000 and 24100 Blocks of Interstate Highway 10 West. 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				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 4.687 acre, or 204,148 square feet more or less, tract of land comprised all of that 1.442 acre tract recorded in Volume 15844, Pages 410-417, all of 1.998 acres recorded in Volume 15929, Pages 1704-1712, all of that 0.219 acre tract recorded in Volume 15929, Pages 1696-1703, and all of that 1.027 acre tract recorded in Volume 15929, Pages 1713-1721 all of the Official Public Records of Real Property of Bexar County, Texas, out of the John W. Smith Survey 27, Abstract 708, County Block 4732 and the J. M. Arocha Survey 26, Abstract 27, County Block 4752 of Bexar County Texas, now in New City Blocks 34732 and 34752 of the City of San Antonio, Bexar County, Texas. Said 4.687 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 Texas Highway Department of Transportation Type I monument at 60-feet right of Centerline Station 89+59.89 of the Old Highway 87, now Interstate Highway 10 frontage Road at North 13,790,129.2 and East 2,086,065.2 of said coordinate system, at the northwest corner of said 1.442 acre tract;

THENCE: N 88°53'07" E, with the north line of said 1.442 acre tract, a distance of 201.52 feet to found an iron rod with cap marked "Pape-Dawson" at the northeast corner of said 1.442 acre tract and the northwest corner of said 1.998 acre tract, for an angle point on the north line of the herein described tract,

THENCE: N 48°19'04" E, with the north line of said 1.998 acre tract a distance of 103.58 feet to an iron rod with cap marked "Pape-Dawson" at the northeast corner of said 1.998 acre tract, the northwest corner of said 0.219 acre tract, an angle point on the north line of the herein described tract;

THENCE: N 47°32'12" E, with the north line of said 0.219 acre tract a distance of 48.88 feet to an iron rod with cap marked "Pape-Dawson" at the northeast corner of said 0.219 acre tract and northwest corner of said 1.027 acre tract;

THENCE: S 89°50'59" E, with the north line of said 1.027 acre tract a distance of 15.43 feet to an iron rod with cap marked "Pape-Dawson" at the northeast corner of said 1.027 acre tract;

THENCE: S 23°40'50" E, with the east line of said 1.027 acre tract a distance of 755.51 feet to an iron rod with cap marked "Pape-Dawson" set for the southeast corner of said 1.027 acre tract, an angle of a 21.279 acre tract described in instrument recorded in Volume 15728, Pages 796-812 of the Official Public Records of Real Property of Bexar County, Texas;

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

Financial Resources Ltd.
4.687 Acres
Job: 7665-00

THENCE: S 37°11'19" W, with the common line of said 1.027 acre tract and said 21.279 acre tract a distance of 37.10 feet to an iron rod with cap marked "Pape-Dawson"

THENCE: S 68°30'53" W, with the common line of said 1.027 acre tract and said 21.279 acre tract, continuing with a south line of said 1.998 acre tract a distance of 87.34 feet to an iron rod with cap marked "Pape-Dawson" at a reentrant corner of said 1.998 acre tract;

THENCE: S 24°38'30" E, with the common line of said 1.998 acre tract and said 21.279 acre tract a distance of 133.37 feet to an iron rod with cap marked "Pape-Dawson";

THENCE: S 66°00'23" W, with the common line of said 1.998 acre tract and said 21.279 acre tract, and continuing with the south line of said 1.442 acre tract a distance of 176.63 feet to a an iron rod with cap marked "Pape-Dawson" at the southwest corner of said 1.442 acre tract, the southeast corner of a 2.075 acre tract described in deed to Financial Resources, Inc. and recorded in Volume 6385, Pages 788-792 of the Official Public Records of Real Property of Bexar County, Texas, for the southwest corner of the herein described tract;

THENCE: With the west lines of said 1.442 acre tract and the east lines of said 2.075 acre tract, the following bearings and distances;

N 08°24'27" W, a distance of 348.18 feet, to an iron rod with cap marked "Pape-Dawson";

N 27°30'14" W, a distance of 362.05 feet, to an iron rod with cap marked "Pape-Dawson";

N 53°24'37" W, a distance of 69.15 feet, to an iron rod with cap marked "Pape-Dawson";

N 68°02'34" W, a distance of 54.70 feet, to an iron rod with cap marked "Pape-Dawson";

THENCE: S 89°35'01" W, a distance of 49.37 feet, to an iron rod with cap marked "Pape-Dawson" on the east right-of-way line of said Old Highway 87, the northwest corner of said 2.075 acre tract;

22014087

THENCE: N 23°57'28" W, a distance of 124.58 feet to the POINT OF BEGINNING, and containing 4.687 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground in January, 2013 under Job Number 7032-00 and this description prepared under job number 7665-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 10, 2014
JOB NO. 7665-13
DOC. ID. N:\CIVIL\7665-00\ZoningDescriptions\Word\Financial Resources convey Tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LOCATION MAP
MAPSCO MAP GRID 479 F2
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD
⊘	FIR WITH CAP MARKED "PAPE-DAWSON"

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE 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.

1 inch = 200'

200' 0' 100' 200'

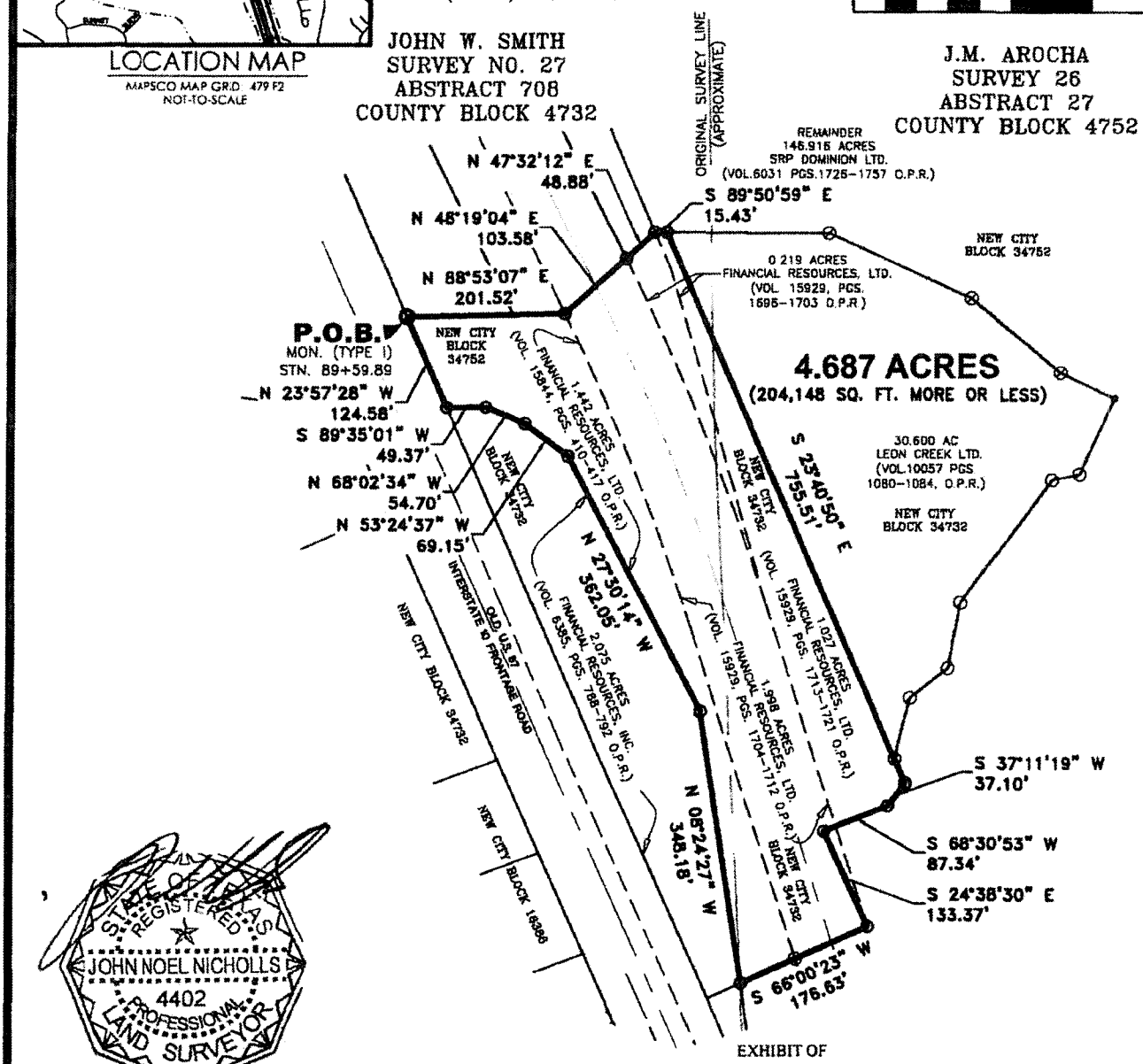

EXHIBIT OF

A 4.687 ACRE, OR 204,148 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED ALL OF THAT 1.442 ACRE TRACT RECORDED IN VOLUME 15844, PAGES 410-417, ALL OF 1.998 ACRES RECORDED IN VOLUME 15929, PAGES 1704-1712, ALL OF THAT 0.219 ACRE TRACT RECORDED IN VOLUME 15929, PAGES 1696-1703, AND ALL OF THAT 1.027 ACRE TRACT RECORDED IN VOLUME 15929, PAGES 1713-1721 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY 27, ABSTRACT 708, COUNTY BLOCK 4732 AND THE J. M. AROCHA SURVEY 26, ABSTRACT 27, COUNTY BLOCK 4752 OF BEXAR COUNTY TEXAS, NOW IN NEW CITY BLOCKS 34732 AND 34752 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100286-00

SHEET 4 OF 4

January 16, 2013 JOB No.: 7665-00

Date: Jan 16, 2014, 1:08pm User ID: DTorrence
File: N:\CIVIL\7665-00\ZoningDescriptions\EX7665-00 Financial Resources.dwg