

AN ORDINANCE **2016-12-01-0950**

**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 11.242 acres out of NCB 34721 from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-6 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District.

**SECTION 2.** A description of the property is attached as **Exhibit "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 the 10<sup>th</sup> day of December 2016.

**PASSED AND APPROVED** this 1<sup>st</sup> day of December 2016.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for City Attorney

<b>Agenda Item:</b>	Z-19 ( in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23 )						
<b>Date:</b>	12/01/2016						
<b>Time:</b>	02:48:23 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016261 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-6 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16077)						
<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>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x





METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 11.242 acre, or 489,702 square feet more or less, tract of land out of a 23.62 acre tract described in Deed to La Cantera Development recorded in Volume 8190, Pages 1875-1880 of the Official Public Records of Bexar County, Texas, out of the S.R. Roberts Survey No. 22½, Abstract 640, County Block 4721, now in New City Block (N.C.B) 34725 of the City of San Antonio, Bexar County, Texas. Said 11.242 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 a yellow cap marked "Pape-Dawson" at the east end of the southeast return at the intersection of Camp Bullis Road, a 86-foot public right-of-way, dedicated in Volume 9510, Pages 187-190 of the Deed and Plat Records of Bexar County, Texas and Babcock Road, a variable width public right-of-way, and a northwest corner of said 23.62 acre tract;

THENCE: N 68°38'46" E, with the southeast right-of-way line of said Camp Bullis Road, the northwest line of said 23.62 acre tract, a distance of 747.88 feet to a point;

THENCE: Departing the southeast right-of-way line of said Camp Bullis Road, over and across said 23.62 acre tract the following bearings and distances:

S 03°58'29" E, a distance of 167.65 feet to a point;

S 07°18'12" W, a distance of 252.10 feet to a point;

S 18°16'20" W, a distance of 421.74 feet to a point;

S 42°48'33" W, a distance of 165.19 feet to a point;

S 57°12'26" W, a distance of 261.62 feet to a point on the east right-of-way line of said Babcock Road and the west line of said 23.62 acre tract;

THENCE: With the east right-of-way line of said Babcock road and the west line of said 23.62 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 68°32'24" W, a radius of 715.80 feet, a central angle of 03°57'01", a chord bearing and distance of N 23°26'07" W, 49.34 feet, for an arc length of 49.35 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 25°24'37" W, a distance of 127.65 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Exhibit "A"

Page 1 of 2

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com



Northwesterly, along a tangent curve to the right, said curve having a radius of 1383.21 feet, a central angle of 20°29'24", a chord bearing and distance of N 15°09'55" W, 492.03 feet, for an arc length of 494.66 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a reverse curve to the left, said curve having a radius of 933.98 feet, a central angle of 08°56'18", a chord bearing and distance of N 09°23'22" W, 145.56 feet, for an arc length of 145.71 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the south end of aforementioned return;

THENCE: Northeasterly, along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 82°30'18", a chord bearing and distance of N 27°23'37" E, 32.97 feet, for an arc length of 36.00 feet to the POINT OF BEGINNING, and containing 11.242 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9024-16 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:	September 23, 2016
JOB NO.	9024-16
DOC. ID.	N:\Survey16\16-9000\9024-16\Word\9024-16 FN 9024-16.docx



*Paul T. Ross*  
23 SEPT. 16



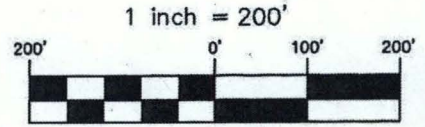


**LEGEND:**

- 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

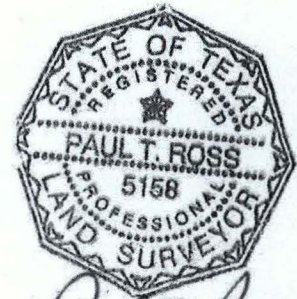
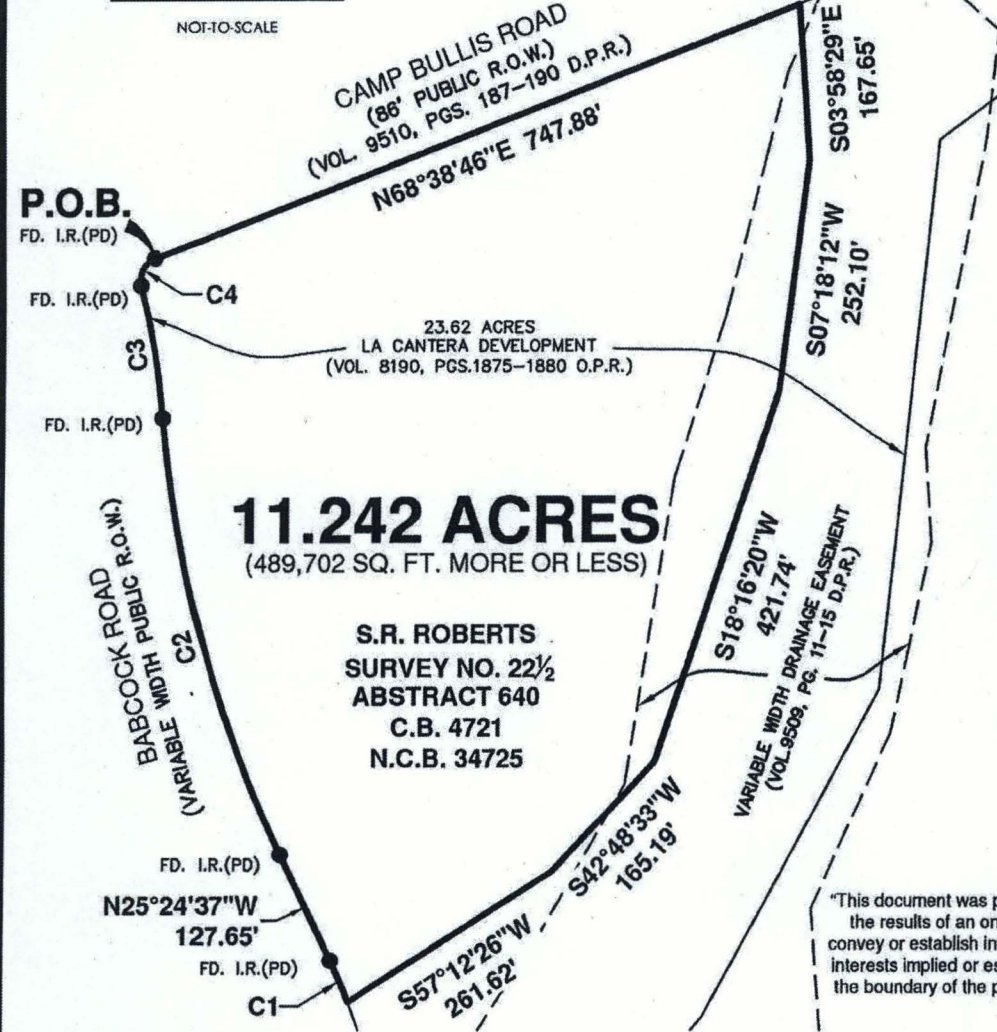
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE 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.



**LOCATION MAP**

NOT-TO-SCALE



*Paul T. Ross*  
23 SEPT. 16

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**EXHIBIT FOR ZONING**

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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	715.80'	3°57'01"	N23°26'07"W	49.34'	49.35'
C2	1383.21'	20°29'24"	N15°09'55"W	492.03'	494.66'
C3	933.98'	8°56'18"	N09°23'22"W	145.56'	145.71'
C4	25.00'	82°30'18"	N27°23'37"E	32.97'	36.00'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

SEPTEMBER 23, 2016

JOB No.:

SHEET 1 OF 1

9024-16

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