

AN ORDINANCE 2017-09-21-0739

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 on 6.117 acres out of NCB 18333 from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District.

**SECTION 2.** 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.

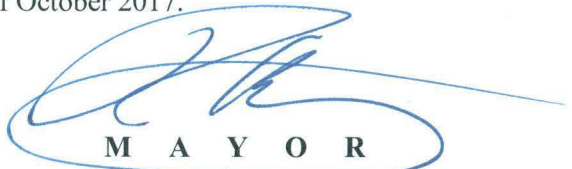
**SECTION 3.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.


**SECTION 4.** The City council approves this Planned Unit Development so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.


**SECTION 5.** 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 6.** This ordinance shall become effective the 1<sup>st</sup> day of October 2017.

**PASSED AND APPROVED** this 21<sup>st</sup> day of September 2017.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
fo Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-13 ( in consent vote: P-4, Z-13 )</b>						
<b>Date:</b>	09/21/2017						
<b>Time:</b>	02:39:54 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048) (Continued from September 7, 2017)						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x			x	
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj  
09/21/2017  
Item No. Z-13

# Exhibit "A"

**RICKMAN LAND SURVEYING****2.117 ACRE TRACT**

FIELD NOTES OF A 2.117 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NCB 18333, BEXAR COUNTY, TEXAS OUT OF THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 672 AND BEING A PORTION OF THE REMAINDER OF A 54.49 ACRE TRACT, KNOWN AS TRACT #2 AS CONVEYED TO ELMAC, LTD. OF RECORD IN VOLUME 11259, PAGE 803, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE 4204, NAD83. ALL IRON PINS SET ARE 1/2" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "RICKMAN RPLS 5826".)

**Beginning** at a 1/2" iron pin set in the southeast right-of-way line of Heuermann Road at the north corner of a 16' right-of-way dedication to the City of San Antonio per Volume 9668, Page 224 of the Deed and Plat Records of Bexar County, Texas and the west corner of the remainder of Tract #2 and this tract;

Thence with the northwest line of this tract and Tract #2 and the southeast right-of-way line of Heuermann Road the following 4 calls:

1. N 65° 25' 51" E 192.03 feet to a railroad spike found for an angle,
2. N 61° 59' 33" E 187.48 feet to a 1/2" iron pin found for an angle,
3. N 76° 42' 03" E 115.98 feet to a 1/2" iron pin found for an angle, and
4. N 46° 53' 08" E 143.90 feet to a 1/2" iron set for the north corner of this tract.

Thence S 23° 14' 35" E 319.65 feet with the northeast line of this tract cutting across Tract #2 to an 1/2" iron pin set in the south line of Tract #2 and the north line of Lot 12 of the Cresta Bella Unit 6A1 Subdivision of record in Volume 9668, Page 224 of the Deed and Plat Records of Bexar County, Texas for the southeast corner of this tract.

Thence N 89° 56' 15" W 684.23 feet with the south line of this tract and Tract #2 and the north line of lots 12-4 of Cresta Bella Unit 6A1 Subdivision and the 16' right-of-way dedication to the **Point of Beginning** and being a 2.117 acre tract of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on June 14, 2016 by Rickman Land Surveying.

Job No. 16-009 Pugsley, David  
Accompanying Plat Prepared  
File:C/Draw 2016/16-009 Pugsley - M&B (2.117 acres)

J. Derrick Rickman  
Registered Professional Land Surveyor # 5826

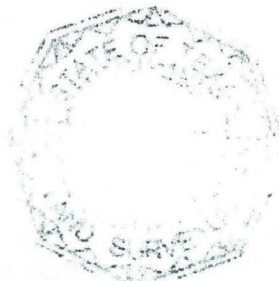


Exhibit "A"

Z2017147

**4.000 ACRES**

FIELD NOTES OF A 4.000 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NCB 18333, BEXAR COUNTY, TEXAS OUT OF THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 672 AND BEING A PORTION OF THE REMAINDER OF A 54.49 ACRE TRACT, KNOWN AS TRACT #2 AS CONVEYED TO ELMAC, LTD. OF RECORD IN VOLUME 11259, PAGE 803, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: ALL IRON RODS SET ARE 1/2" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "CAWC".

**BEGINNING** at a 1/2" iron rod found with a Rickman cap in the southeast right-of-way of Heuermann Road (60' R.O.W.) for the north corner of a 2.117 acre tract of land conveyed to 123 Heuermann, LLC of record in Volume 17921, Page 2131 of the Official Public Records of Bexar County, Texas and the northwest corner of the remainder of a 54.49 acre tract of land conveyed to ELMAC, Ltd of record in Volume 11259, Page 803 of the Official Public Records of Bexar County, Texas for the northwest corner of this tract;

**THENCE** with the southeast right-of-way of Heuermann Road and the northwest line of the remainder tract and this tract the following two (2) calls:

1. North 46°53'08" East 206.41 feet to a 1/2" iron rod found for an angle, and
2. North 31°40'08" East 162.13 feet to a 1/2" iron rod set for the north corner of this tract.

**THENCE**, South 31°34'14" East 649.27 feet with the northeast line of this tract cutting across the remainder tract to a 1/2" iron rod set in the south line of the remainder tract and the north line of Lot 17 of Cresta Bella, Unit 7A of record in Volume 9705, Page 147 of the Deed and Map Records of Bexar County, Texas for the southeast corner of this tract.

**THENCE** with the south line this tract and the remainder tract and the north line of Lots 17-13 of Cresta Bella, Unit 7A and Lot 12 of Cresta Bella, Unit 6A1 of record in Volume 9668, Page 224 of the Deed and Map Records of Bexar County, Texas the following three (3) calls:

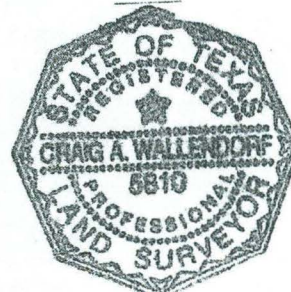
1. North 89°55'57" West 271.71 feet to a 1/2" iron rod found with a Baker cap for an angle,
2. South 57°22'12" West 37.16 feet to a 1/2" iron rod found with a Baker cap for an angle, and
3. North 89°56'15" West 146.56 feet to a 1/2" iron rod found with a Rickman cap for the eastern most corner of the 2.117 acre tract and the southwest corner of this tract and the remainder tract.

**THENCE**, North 23°14'35" West 319.65 feet with the southwest line of this tract and the remainder tract and the northwest line of the 2.117 acre tract to the **PLACE OF BEGINNING** and containing 4.000 acres of land according to a survey on the ground on February 24, 2107 by CAW Consultants, Inc.

Job No. 16-009.02 Pugsley  
Accompanying Plat Prepared  
File:C/Draw 2016/16-009.02 Pugsley- M&B (4.00 acres)

*Craig A. Wallendorf 2-24-17*

Craig A. Wallendorf  
Registered Professional Land Surveyor # 5810



CAW Consultants, Inc.  
P.O. Box 209 Mason, Texas 76856 Phone (830) 992-0964

SG/lj  
09/21/2017  
Item No. Z-13

# Exhibit “B”



**TERRA VISTA FALLS**

- PROPOSED PUD / 6.11 ACRES
- RURAL ESTATE 10 SUBURBAN TIER  
R - 6 to RM 4
- BOULDOUR DUPLEX COMMUNITY  
18 BUILDINGS
- 1600 SQ TO 2200 SQ FT  
2 TO 3 BEDROOMS
- MOA DUES WILL MAINTAIN COMPLEX AMENITIES INCLUDE:
  - WALKING TRAILS
  - DOG PARK
  - WATERFALLS
  - POOL - PAVILIONS
  - RECREATIONAL AREA
  - ALL PERIMETER TREES TO REMAIN
  - TREES ADD VALUE!!!



SCALE  
1 INCH = 30 FEET

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