

ORDINANCE 2020-03-05-0177

**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 Lot 9, Block 1, NCB 17184 and 0.134 acres out of NCB 17184 from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged).

**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.

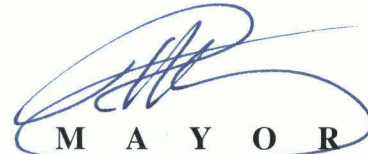
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
03/05/2020  
# Z-6

CASE NO. Z-2019-10700334


**SECTION 5.** This ordinance shall become effective March 15, 2020.

**PASSED AND APPROVED** this 5<sup>th</sup> day of March, 2020.

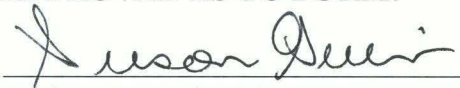


**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

March 05, 2020

**Item: Z-6**

**Enactment Number:**

**File Number: 20-1898**

**2020-03-05-0177**

ZONING CASE Z-2019-10700334 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged) on Lot 9, Block 1, NCB 17184 and 0.134 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of North Loop Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600099)

Councilmember Adriana Rocha Garcia made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

**Absent:** 1 Gonzales

SG/lj  
03/05/2020  
Item No. Z-6

# EXHIBIT "A"





Z-2019-10700334  
PA-2019-11600099

EXHIBIT A

FIELD NOTES  
FOR

A 0.134 of an acre, or 5,858 square feet more or less, tract of land out of that 0.493 of an acre tract described in deed to City of San Antonio recorded in Volume 7421, Page 1195 of the Official Public Records of Bexar County, Texas, out of the John Coker Survey No. 12, Abstract 125, New City Block 17184 of the City of San Antonio, Bexar County, Texas. Said 0.134 of an 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:

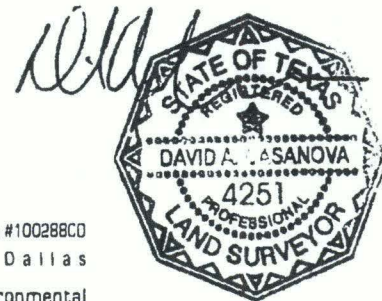
**BEGINNING:** At a found 1/2" iron rod with yellow cap stamped "Pape-Dawson" on the south right-of-way line of Proposed Wurzbach Parkway, a variable width right-of-way, the north corner of Lot 6, Block 1 of the Coker United Methodist Church Add 2 Subdivision recorded in Volume 9565, Page 170 of the Deed and Plat Records of Bexar County, Texas and being at STA. 162+11.14, Offset 108.80' RT of centerline of said Wurzbach Parkway;

**THENCE:** N 88°26'15" E, over and across said 0.493 acre tract, a distance of 148.06 feet to a found TxDOT Monument (Type II) on the south right-of-way of said Wurzbach Parkway, at the northwest corner of a 2.225 acre tract recorded in Volume 14923, Page 2283 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 66°27'47" E, departing the south right-of-way line of said Wurzbach Parkway, along and with the northeast line of said 0.493 acre tract, the southwest line of said 2.225 acre tract, a distance of 186.54 feet to a found TxDOT monument (Type II) for the east most corner of said 0.493 acre tract, on the northeast line of said Lot 6;

**THENCE:** N 77°32'47" W, along and with the northeast line of said Lot 6, the southwest line of said 0.493 acre tract, a distance of 326.71 feet to the POINT OF BEGINNING, and containing 0.134 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8133-01 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** August 4, 2015  
**JOB NO.** 8133-01  
**DOC. ID.** N: CIVIL 8133-01 WORD 8133-01 FN-0.134 AC.docx  
**TBPE Firm Registration #470**  
**TBPLS Firm Registration #100288-00**



TBPE Firm Registration #470 | TBPLS Firm Registration #10028800  
San Antonio | Austin | Houston | Fort Worth | Dallas  
Transportation | Water Resources | Land Development | Surveying | Environmental  
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