

AN ORDINANCE 2016-06-02-0420

**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 approximately 202.93 acres of land out of NCB 19127, NCB 15329 and NCB 15849, from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor 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.** The City council approves this Master Planned Community Development so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 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.

SG/lj  
06/02/2016  
# Z-12

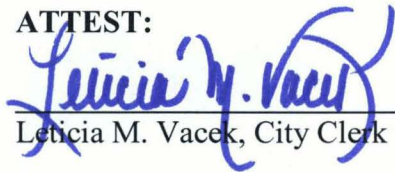
CASE NO. Z2016131

**SECTION 6.** This ordinance shall become effective June 12<sup>th</sup> 2016.


**PASSED AND APPROVED** this 2<sup>nd</sup> day of June 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-12 ( in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19 )						
<b>Date:</b>	06/02/2016						
<b>Time:</b>	02:09:06 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016131 (Council District 6): An Ordinance amending the Zoning District Boundary from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District on approximately 202.93 acres of land out of NCB 19127, NCB 15329 and NCB 15849, generally located at the intersection of Highway 151 and Ingram Road. Staff and Zoning Commission recommend Approval.						
<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				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				





FIELD NOTES  
FOR  
ZONING

A 101.945 acre, more or less, tract of land, comprised of Lot 2, Block 8, Monterrey Village, Furr's Subdivision recorded in Volume 9617, Page 25, Lots 4 and 5, Block 8, Lakeside Assisted Living MPCD recorded in Volume 9654, Page 17, Lot 6, Block 8, MV Multi-Family Phase I, MPCD recorded in Volume 9663, Page 132, Lots 8 and 9, Block 8, MV Main Event MPCD recorded in Volume 9667, Page 75, all of the Deed and Plat Records of Bexar County, Texas, a 3.024 acre tract, a 5.557 acre tract, a 5.201 acre tract and a 11.929 acre tract recorded in Volume 17228, Page 1518, a 21.515 acre tract recorded in Volume 17163, Page 1512, and a 14.438 acre tract recorded in Volume 17723, Page 199, all of the Official Public Records of Bexar County, Texas, out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329, all in New City Block 19127 of the City of San Antonio, Bexar County, Texas. Said 101.945 acre tract being more fully described as follows, 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.

**BEGINNING:** At a found ½" iron rod with cap stamped "Vickrey" at the southwest intersection of State Highway 151, a 400-foot right-of-way, and Cable Ranch Road, a 60-foot right-of-way, dedicated in Volume 9536, Page 182-183 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the northwest right-of-way line of said Cable Ranch Road, from the intersection of said State Highway 151 and Cable Ranch Road, to the northeast intersection of said Cable Ranch Road, and Lakeside Parkway, a 110-foot right-of-way dedicated in Volume 9507, page 96-98 and Volume 9538, Page 25-30, both of the Deed and Plat Records of Bexar County, Texas the following bearings and distances:

S 22°12'36" W, a distance of 1420.38 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 66°14'29" E, a radius of 4432.86 feet, a central angle of 04°18'56", a chord bearing and distance of S 21°36'03" W, 333.81 feet, for an arc length of 333.89 feet to a found ½" iron rod;



Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 73°24'57" W, a radius of 25.00 feet, a central angle of 94°08'12", a chord bearing and distance of S 63°39'09" W, 36.61 feet, for an arc length of 41.07 feet to a found ½" iron rod with cap stamped "Vickrey";

THENCE:

Along and with the northerly right-of-way line of said Lakeside Parkway, from the intersection of said Lakeside Parkway and said Cable Ranch Road to the northeast intersection of said Lakeside Parkway and Ingram Road, a 86-foot right-of-way, dedicated in said Volume 9538, Page 25-30 the following bearings and distances:

N 69°16'45" W, a distance of 1141.05 feet to a found ½" iron rod with cap stamped "Vickrey";

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 20°41'17" W, a radius of 1054.47 feet, a central angle of 25°39'31", a chord bearing and distance of N 82°08'29" W, 468.29 feet, for an arc length of 472.22 feet to a found ½" iron rod;

S 85°03'28" W, a distance of 255.11 feet to a found "+" in concrete;

Northwesterly, along a tangent curve to the right, said curve having a radius of 895.00 feet, a central angle of 17°00'00", a chord bearing and distance of N 86°26'32" W, 264.58 feet, for an arc length of 265.55 feet to a point;

N 77°56'32" W, a distance of 135.98 feet to a found ½" iron rod with cap stamped "MBC";

Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 84°25'52", a chord bearing and distance of N 35°43'36" W, 33.60 feet, for an arc length of 36.84 feet to a found ½" iron rod with cap stamped "Vickrey";

THENCE:

Along and with the easterly right-of-way line of said Ingram Road, from the intersection of said Ingram Road, and said Lakeside Parkway to the southeast intersection of said Ingram Road and said State Highway 151 the following bearings and distances:

Northeasterly, along a compound curve to the right, said curve having a radius of 3203.39 feet, a central angle of 23°16'00", a chord bearing and distance of N 18°07'20" E, 1291.91 feet, for an arc length of 1300.83 feet to a found ½" iron rod ;

N 29°47'31" E, a distance of 796.47 feet to a found TxDot Monument  
"Type II";

N 71°41'43" E, a distance of 72.28 feet to a found TxDot Monument  
"Type II";

THENCE:

Along and with the south right-of-way line of said State Highway 151,  
from the intersection of said State Highway 151 and Ingram Road, to  
the northwest intersection of said State Highway 151 and said Cable  
Ranch Road the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having  
a radial bearing of N 12°19'27" E, a radius of 1500.00 feet, a central  
angle of 04°16'51", a chord bearing and distance of S 79°48'59" E,  
112.05 feet, for an arc length of 112.07 feet to a point;

S 66°18'30" E, a distance of 180.98 feet to a point;

S 72°02'47" E, a distance of 201.26 feet to a point;

S 67°49'04" E, a distance of 1670.85 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a  
radius of 25.00 feet, a central angle of 90°01'41", a chord bearing and  
distance of S 22°48'14" E, 35.36 feet, for an arc length of 39.28 feet to  
the POINT OF BEGINNING and containing 101.945 acres in the City  
of San Antonio, Bexar County, Texas. Said tract being described in  
accordance with an Exhibit prepared under Job Number 6969-96 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: June 2, 2016  
JOB NO. 6969-96  
DOC. ID. N:\CIVIL\6969-96\WORD\6969-96 FN-101.945 AC.docx



*G.E. Buchanan*  
06/02/2016





LOCATION MAP  
1" = 2,000'

**BASE OF COORDINATES NOTES:**  
1. COORDINATES SHOWN ON THIS PLAN ARE THE NORTH AMERICAN DATUM OF 1983 (NAD 83) COORDINATES. THESE COORDINATES ARE BASED ON THE NAD 83 DATUM. THE NAD 83 DATUM IS THE STANDARD DATUM FOR THE STATE OF CALIFORNIA.  
2. THE COORDINATE SYSTEM IS BASED ON THE NAD 83 DATUM.

**PROPERTY LEGAL DESCRIPTION:**  
ALL INTERESTS IN BLOCK 1000, TRACT 1000, PUBLIC RANGES 10S, 11S, 12S, 13S, 14S, 15S, 16S, 17S, 18S, 19S, 20S, 21S, 22S, 23S, 24S, 25S, 26S, 27S, 28S, 29S, 30S, 31S, 32S, 33S, 34S, 35S, 36S, 37S, 38S, 39S, 40S, 41S, 42S, 43S, 44S, 45S, 46S, 47S, 48S, 49S, 50S, 51S, 52S, 53S, 54S, 55S, 56S, 57S, 58S, 59S, 60S, 61S, 62S, 63S, 64S, 65S, 66S, 67S, 68S, 69S, 70S, 71S, 72S, 73S, 74S, 75S, 76S, 77S, 78S, 79S, 80S, 81S, 82S, 83S, 84S, 85S, 86S, 87S, 88S, 89S, 90S, 91S, 92S, 93S, 94S, 95S, 96S, 97S, 98S, 99S, 100S, 101S, 102S, 103S, 104S, 105S, 106S, 107S, 108S, 109S, 110S, 111S, 112S, 113S, 114S, 115S, 116S, 117S, 118S, 119S, 120S, 121S, 122S, 123S, 124S, 125S, 126S, 127S, 128S, 129S, 130S, 131S, 132S, 133S, 134S, 135S, 136S, 137S, 138S, 139S, 140S, 141S, 142S, 143S, 144S, 145S, 146S, 147S, 148S, 149S, 150S, 151S, 152S, 153S, 154S, 155S, 156S, 157S, 158S, 159S, 160S, 161S, 162S, 163S, 164S, 165S, 166S, 167S, 168S, 169S, 170S, 171S, 172S, 173S, 174S, 175S, 176S, 177S, 178S, 179S, 180S, 181S, 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