

AN ORDINANCE 2018-02-15-0147

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 220.003 acres out of NCB 17701 from “QD CD S MSAO-1 MLOD-1 AHOD ERZD” Quarry Camp Bullis Military Sound Attenuation Overlay Lighting Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional and Specific Use Authorization for Blasting, “C-2 MSAO-1 MLOD-1 AHOD ERZD” Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District and “PUD R-6 MSAO-1 MLOD-1 AHOD ERZD” Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to “MXD” Mixed-Use District, all zoning overly districts 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. The City council approves this Mixed-Use District 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 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.

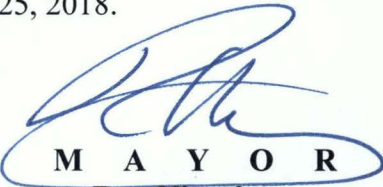
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
02/15/2018
Z-29 Amended

CASE NO. Z2016277 ERZD

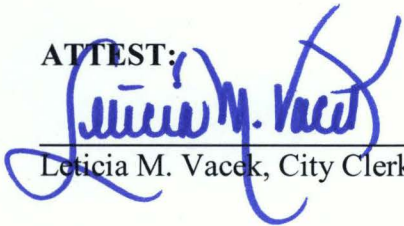
SECTION 6. This ordinance shall become effective February 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.



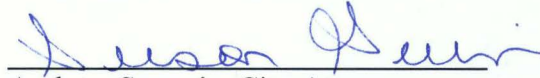
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

for

Agenda Item:	Z-29 (in consent vote: P-8, Z-29)						
Date:	02/15/2018						
Time:	02:39:59 PM						
Vote Type:	Other: As Amended						
Description:	ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086) (Continued from December 7, 2017)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				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				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 220.003 acre, more or less, tract of land out of that 2,325.9942 acre tract described in deed to Rogers Shavano Ranch, Ltd. recorded in Volume 5553, Page 103-130, out of that 312.87 acre tract described in deed to Salado Creek Conservation Association, Inc. recorded in Volume 17288, Page 1418 and out of that 115.046 acre tract described in deed to Bitterblue/Rogers Water Interests, Ltd. recorded in Volume 16276, Page 97, all of the Official Public Records of Bexar County, Texas, and Lot 1, Block 14, Shavano Ranch Road, Phase 1, an approved but unrecorded subdivision, plat No. 150374, said Lot 1 being out of a 167.519 acre tract recorded in Volume 15305, Page 390-402 of the Official Public Records of Bexar County, Texas, out of the Collin C Mcrae Survey No. 391, Abstract 482, now in New City Block 17701 of the City of San Antonio, Bexar County, Texas. Said 220.003 acre tract being more fully described as follows:

BEGINNING: At a point on the northeast right-of-way line of NW Military, a 120-foot right-of-way, and the northwest corner of said Lot 1, and being the northwest line of said 167.519 acre tract;

THENCE: N 27°55'24" W, along and with the northeast right-of-way line of said NW Military, the southwest line of said 2,325.9942 acre tract, a distance of 741.48 feet to a point for the south corner of a 36.006 acre tract recorded in Volume 8120, Page 65 of the Official Public Records of Bexar County, Texas;

THENCE: N 00°15'41" W, departing the northeast right-of-way line of said NW Military, along and with the east line of said 36.006 acre tract, the west line of said 2,325.9942 acre tract, a distance of 2941.34 feet to a point;

THENCE: Over and across said 2,325.9942 acre tract the following bearings and distances:

N 88°14'18" E, a distance of 1446.81 feet to a point;

N 88°41'16" E, a distance of 720.40 feet to a point;

N 89°57'44" E, a distance of 901.65 feet to a point;

S 87°34'40" E, at a distance of 465.75 feet passing the west line of said 115.046 acre tract and continuing for a total distance of 619.68 feet to a point;

- THENCE: S 40°44'26" W, over and across said 115.046 acre tract, at a distance of 379.75 feet passing the south line of said 115.046 acre tract, continuing over and across said 2,325.9942 acre tract at a distance of 27.07 feet passing a north line of said 312.87 acre tract, continuing over and across said 312.87 acre tract at a distance of 43.77 feet passing a west line of said 312.87 acre tract and continuing over and across said 2,325.9942 acre tract for a total distance of 552.58 feet to a point;
- THENCE: Over and across said 2325.9942 acre tract the following bearings and distances:
S 08°01'11" W, a distance of 235.86 feet to a point;
Southwesterly, along a tangent curve to the left, said curve having a radius of 1478.83 feet, a central angle of 14°45'04", a chord bearing and distance of S 00°38'39" W, 379.69 feet, for an arc length of 380.74 feet to a point;
S 06°43'54" E, a distance of 745.72 feet to a point on the northwest line of said 167.519 acre tract;
- THENCE: S 54°04'02" W, along and with the northwest line of said 167.519 acre tract, a distance of 1652.07 feet to a point;
- THENCE: S 62°04'02" W, continuing along and with the northwest line of said 167.519 acre tract, a distance of 1089.82 feet to a point for the northeast corner of said Lot 1;
- THENCE: Southwesterly, along and with the southeast line of said Lot 1, along a tangent curve to the left, said curve having a radius of 769.00 feet, a central angle of 13°52'07", a chord bearing and distance of S 55°07'59" W, 185.69 feet, for an arc length of 186.14 feet to a point;
- THENCE: S 48°11'55" W, continuing along and with the southeast line of said Lot 1, a distance of 246.92 feet to a point;
- THENCE: Southwesterly, continuing along and with the southeast line of said Lot 1, along a tangent curve to the right, said curve having a radius of 631.00 feet, a central angle of 13°52'07", a chord bearing and distance of S 55°07'59" W, 152.36 feet, for an arc length of 152.74 feet to a point;
- THENCE: S 62°04'02" W, continuing along and with the southeast line of said Lot 1, a distance of 234.52 feet to a point for the southwest corner of said Lot 1, on the northeast right-of-way line of said Northwesterly, Military;

Exhibit "A"

THENCE: N 27°57'59" W, along and with the northeast right-of-way line of said Northwesterly, Military, the southwest line of said Lot 1, a distance of 100.00 feet to the POINT OF BEGINNING, and containing 220.003 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 4426-81 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: January 31, 2018
JOB NO. 4426-81
DOC. ID. N:\CIVIL\4426-81\WORD\4426-81 ZNFN-220.003 AC.docx

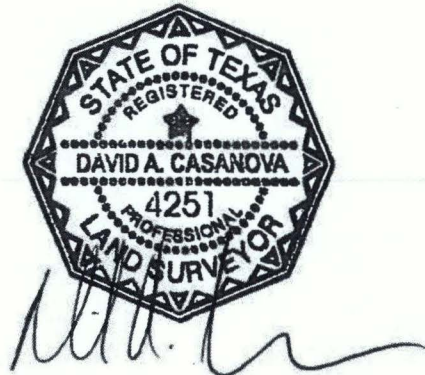
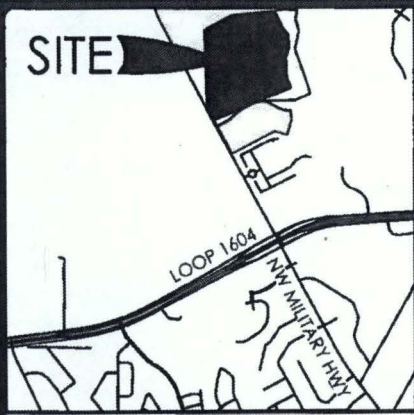


Exhibit "A"

SITE

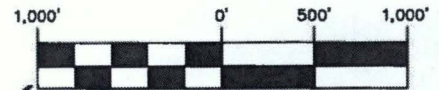


LOCATION MAP

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

1 inch = 1,000'



NOTES:

NOT-TO-SCALE

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°55'24"W	741.48'
L2	N00°15'41"W	2941.34'
L3	N88°14'18"E	1446.81'
L4	N88°41'16"E	720.40'
L5	N89°57'44"E	901.65'
L6	S87°34'40"E	619.68'
L7	S40°44'26"W	552.58'
L8	S08°01'11"W	235.86'
L9	S06°43'54"E	745.72'
L10	S54°04'02"W	1652.07'
L11	S62°04'02"W	1089.82'
L12	S48°11'55"W	246.92'
L13	S62°04'02"W	234.52'
L14	N27°57'59"W	100.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1478.83'	14°45'04"	S00°38'39"W	379.69'	380.74'
C2	769.00'	13°52'07"	S55°07'59"W	185.69'	186.14'
C3	631.00'	13°52'07"	S55°07'59"W	152.36'	152.74'

47.109 ACRES
CITY OF SAN ANTONIO
(VOL. 7129, PGS. 129-131 OPR)

36.006 ACRES
MCDONOUGH RANCH ONE II, LTD.
(VOL. 8120, PGS. 65 OPR)

120' RIGHT-OF-WAY
NW MILITARY (FM 1535)

L3 L4 L5 L6 L7

220.003 ACRES

115.046 ACRES
BITTERBLUE/ROGERS WATER INTERESTS, LTD
(VOL. 16276, PG. 97 OPR)

PORTION OF 2325.9942 ACRES
ROGERS SHAVANO RANCH LTD
(VOL. 5553, PG 103-130 OPR)

PORTION OF 2325.9942 ACRES
ROGERS SHAVANO RANCH LTD
(VOL. 5553, PG 103-130 OPR)
312.87 ACRES
SALADO CREEK CONSERVATION ASSOCIATION, INC.
(VOL. 17288, PG. 1418 OPR)

LOT 1, BLOCK 14
NCB 17701
SHAVANO RANCH ROAD, PHASE 1
(PLAT NO. 150374)

167.519 ACRES
SHAVANO ROGERS NORTH NO. 3
(VOL. 15305, PG. 390-402 OPR)

SHAVANO RANCH
VARIABLE WIDTH RIGHT-OF-WAY
(PLAT NO. 150374)
(AN APPROVED BUT UNRECORDED SUBDIVISION)

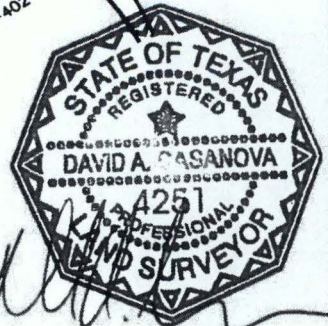


EXHIBIT FOR ZONING

A 220.003 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 2,325.9942 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO RANCH, LTD. RECORDED IN VOLUME 5553, PAGE 103-130, OUT OF THAT 312.87 ACRE TRACT DESCRIBED IN DEED TO SALADO CREEK CONSERVATION ASSOCIATION, INC. RECORDED IN VOLUME 17288, PAGE 1418 AND OUT OF THAT 115.046 ACRE TRACT DESCRIBED IN DEED TO BITTERBLUE/ROGERS WATER INTERESTS, LTD. RECORDED IN VOLUME 16276, PAGE 97, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 1, BLOCK 14, SHAVANO RANCH ROAD, PHASE I, AN APPROVED BUT UNRECORDED SUBDIVISION, PLAT NO. 150374, SAID LOT 1 BEING OUT OF A 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGE 390-402 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C MCRAE SURVEY NO. 391, ABSTRACT 482, NOW IN NEW CITY BLOCK 17701 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

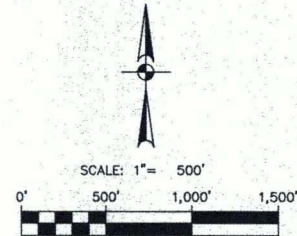
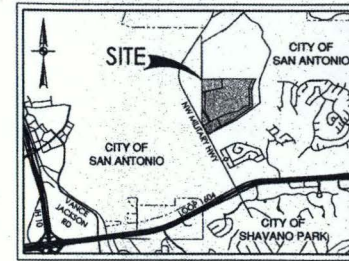
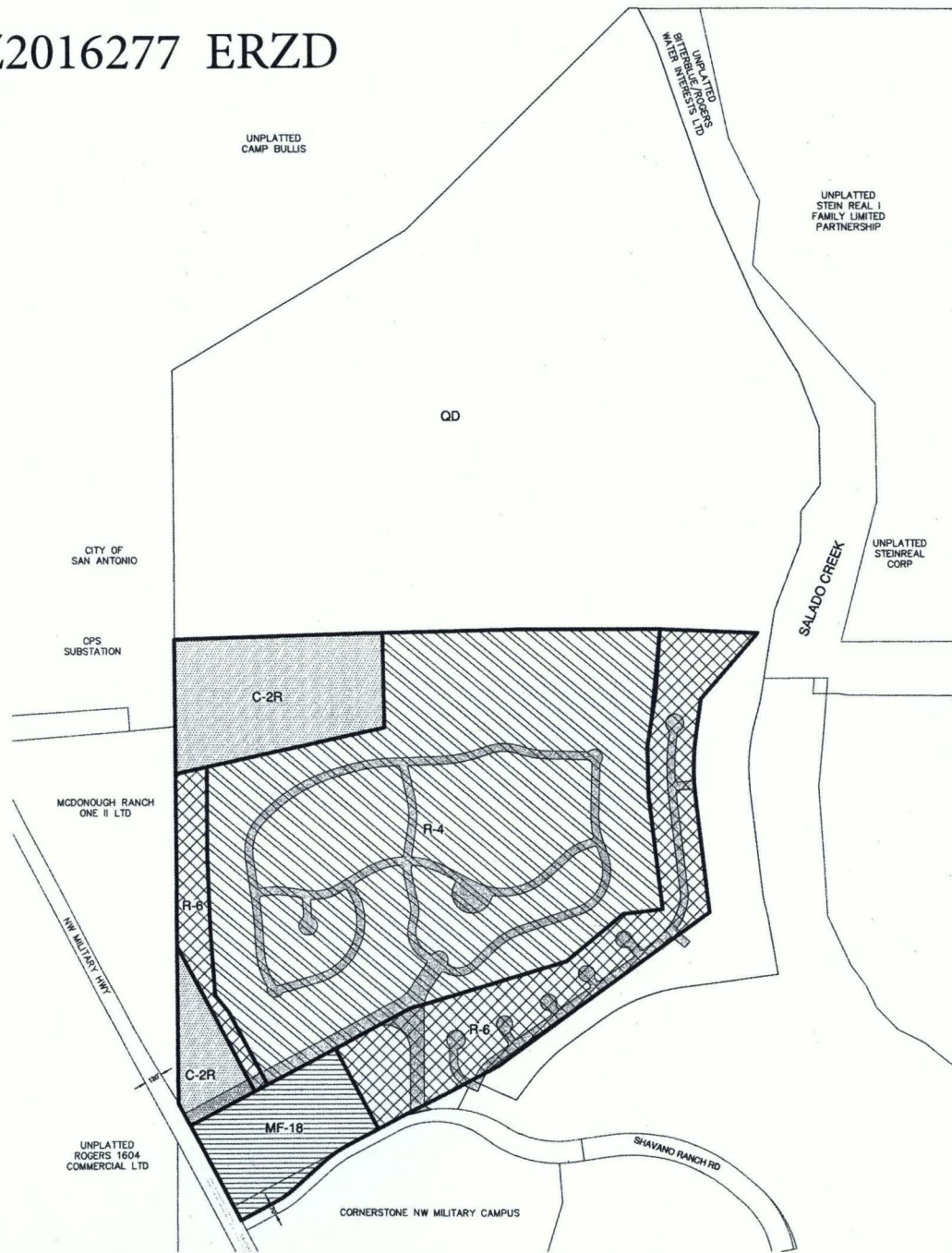
REVISED: JANUARY 31, 2018

JOB No.:






4426-81

Exhibit "A"
SHEET 1 OF 1

Z2016277 ERZD



LEGEND

-  R-6 (43.93 ACRES)
*NOTE: SINGLE FAMILY DENSITY SHALL NOT EXCEED 2 UNITS PER ACRE BASED ON AVERAGE OF SINGLE FAMILY LOT PER OVERALL MXD ACREAGE.
-  MF-18 (15.00 ACRES)
-  R-4 (132.60 ACRES)
*NOTE: SINGLE FAMILY DENSITY SHALL NOT EXCEED 2 UNITS PER ACRE BASED ON AVERAGE OF SINGLE FAMILY LOT PER OVERALL MXD ACREAGE.
-  C-2R (28.47 ACRES)
-  PROPOSED RIGHT OF WAY

TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 220.00 ACRES
*NOTE: TOTAL PROPOSED DEVELOPMENT SHALL NOT EXCEED 440 UNITS

Exhibit "B"

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.875.9000
TYPE FROM REGISTRATION #470 | TEXAS FROM REGISTRATION #1008860

ROGERS RANCH WEST QUARRY
SAN ANTONIO, TEXAS

MXD EXHIBIT

PLAT NO.	-
JOB NO.	4426-81
DATE	JANUARY 2018
DESIGNER	-
CHECKED	DRAWN -
SHEET	1 of 1