

ORDINANCE 2019-09-19-0788

**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 18.66 acres out of NCB 18333 from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District.

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

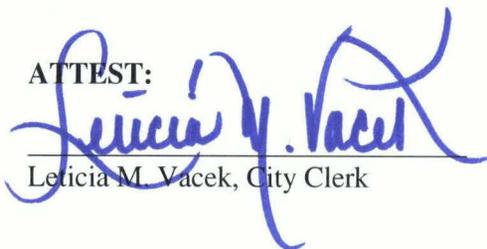
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

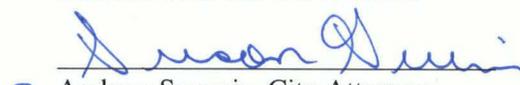
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective September 29, 2019.

**PASSED AND APPROVED** this 19<sup>th</sup> day of September, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-25 ( in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29 )						
<b>Date:</b>	09/19/2019						
<b>Time:</b>	04:20:25 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700164 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600044)						
<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					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
09/19/2019  
# Z-25

# **EXHIBIT “A”**

**18.66 ACRES**

FIELD NOTES OF A 18.66 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BECAR COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF LOT 2, BLOCK 11, N.C.B. 18333 OF THE CROWNRISE – ACE INVESTMENTS SUBDIVISION OF RECORD IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO FIRST NATIONAL BANK OF RECORD IN VOLUME 15266, PAGE 877 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**BEGINNING** at point in the northeast right-of-way line of Babcock Road and the northeast right-of-way line of Babcock road and the south corner of Lot 5, Block 11 of the Terramont Village Subdivision of record in Volume 9720, Page 196 of the Deed and Plat Records of Bexar county, Texas for the west corner of the remainder of Lot 2 and this tract.

**THENCE**, with the northwest line of this tract and the remainder of Lot 2 and the southwest line of Lot 5 & 6 of the Terramont Village Subdivision and a 12.00 acre tract of land conveyed to Juan Martin of record in Volume 4499, Page 1465 of the Official Public Records of Bexar County, Texas the following two (2) calls:

1. North 20°01'24" East 529.41 feet to an interior corner of Lot 6 and a northwest corner of this tract, and
2. North 55°23'01" East 276.88 feet to a point for an angle.

**THENCE**, with the northeast line of this tract cutting across Lot 2 the following four (4) calls:

1. South 34°09'33" East 358.02 feet to a point for and angle,
2. South 77°32'11" East 263.15 feet to a point for and angle,
3. North 61°12'14" East 212.02 feet to a point for and angle, and
4. South 86°35'22" East 491.39 feet to a point in the northeast line of the remainder of Lot 2 and the southwest line of a 80.66 acre tract of land conveyed to LNJ Partners, Ltd. of record in Volume 16372, Page 698 of the Official Public Records of Bexar County, Texas for an angle.

**THENCE**, South 50°56'48" East 273.99 feet with the northeast line of this tract the Lot 2 and the southwest line of the 80.66 acre tract to a point for the east corner of this tract.

**THENCE**, with the southeast line of this tract cutting across the remainder of lot 2 the following Five (5) calls:

1. South 39°11'20" West 238.87 feet to a point for and angle,
2. South 05°56'44" East 67.18 feet to a point for and angle,
3. South 51°04'47" East 11.39 feet to a point for and angle,
4. South 38°55'13" West 130.00 feet to a point for and angle, and
5. South 51°04'47" East 74.42 feet to a point for the north right-of-way corner of Burnett Bluff for a southeast corner of this tract.

**THENCE**, South 38°55'13" West 50.00 feet with the southeast line of this tract and the remainder of Lot 2 and the northwest right-of-way line of Burnett Bluff to a point for the north corner of Lot 18, Block 14 of the Heights of Crownridge, Unit 1 Subdivision of record in Volume 9590, Page 131 of the Deed and Plat Records of Bexar County, Texas for a south corner in this tract.

**THENCE**, with the south line of this tract cutting across the remainder of lot 2 the following Twelve (12) calls:

1. North 51°04'47" West 86.69 feet to a point for and angle,
2. North 89°27'36" West 347.83 feet to a point for and angle,
3. South 56°36'25" West 216.62 feet to a point for and angle,
4. North 57°42'52" West 256.60 feet to a point for and angle,
5. South 71°51'50" West 81.20 feet to a point for and angle,
6. North 58°57'47" West 362.98 feet to a point for and angle,
7. North 08°33'24" East 371.35 feet to a point for and angle,

8. North 41°34'31" West 73.66 feet to a point for and angle,
9. South 55°23'01" West 218.18 feet to a point for and angle,
10. South 20°01'24" West 212.66 feet to a point for and angle,
11. South 08°20'41" East 75.30 feet to a point for the beginning of a curve to the right,
12. Curve with a Radius of 130.00 and length of 153.27 feet to the end of the curve in the northeast right-of-way line of Babcock road and the southwest line of the remainder of Lot 2 for a southwest corner in this tract.

**THENCE**, with the southwest line of this tract and the remainder of lot 2 and the northeast right-of-way line of Babcock Road the following Two (2) calls:

1. Curve to the right with a Radius of 1341.30 and length of 10.09 feet the end of the curve, and
2. North 20°01'24" East 529.41 feet the **POINT OF BEGINNING** and containing 18.66 acres of land.

"This document was prepared under 22 TAC §663.21, 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."

