

ORDINANCE 2021 - 01 - 21 - 0050

**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 9.117 acres out of NCB 18333 from "RM-6 MSAO-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "PUD R-4 MSAO-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Lighting Overlay Military Lighting Region 1 District (with reduced perimeter setback of 10').

**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 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 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  
01/21/2021  
# Z-15

CASE NO. Z-2020-10700258

2020-15-10-1505


**SECTION 6.** This ordinance shall become effective January 31, 2021.

**PASSED AND APPROVED** this 21<sup>st</sup> day of January, 2021.



**M A Y O R**  
**Ron Nirenberg**

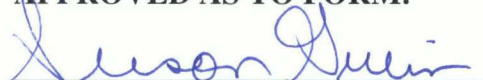
**ATTEST:**



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Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**



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fa Andrew Segovia, City Attorney



# City of San Antonio

## City Council

January 21, 2021

**Item: Z-15**

**File Number: 20-7412**

**Enactment Number:**

**2021-01-21-0050**

ZONING CASE Z-2020-10700258 (Council District 8): Ordinance amending Zoning District Boundary from "RM-6 MSAO-1 MLOD-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "PUD R-4 MSAO-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District (with reduced perimeter setback of 10') on 9.117 acres out of NCB 18333, located at 18104 Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600072)

Councilmember Roberto C. Treviño made a motion to approve. Councilmember Melissa Cabello Havrda seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
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# Exhibit "A"

**ZONING FIELD NOTES  
 FOR  
 9.117 ACRES**

A **9.117 acre tract** of land, over and across the Stephen R Roberts Survey No. 22 ½, Abstract No. 640, Bexar County, Texas and Lot 3, Block 10, N.C.B. 18333 of the Lutheran High School Athletic Field, a plat of record in Volume 9651, Pages 59-62 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the southwest right-of-way line of Luskey Blvd., a 74 foot wide right-of-way, and the northeast line of Lot 3, for the southeast corner of the tract described herein, from which a found ½" iron rod for the southeast corner of Lot 3 and the curve return intersection of Luskey Blvd. with Camp Bullis Road, an 86 foot wide right-of-way bears, S 48°11'37" E, a distance of 144.32 feet and S 48°40'35" E, a distance of 255.34 feet;

**THENCE:** Over and across Lot 3, the following six (6) courses:

1. **S 50°19'39" W**, a distance of **80.45 feet** to a point, for the southwest corner of the tract described herein,
2. **N 79°55'54" W**, a distance of **857.69 feet** to a point, for an exterior corner of the tract described herein,
3. **N 43°43'47" W**, a distance of **94.58 feet** to a point, for an exterior corner of the tract described herein,
4. **N 10°35'38" W**, a distance of **281.15 feet** to a point, for an exterior corner of the tract described herein,
5. **N 12°36'13" E**, a distance of **113.37 feet** to a point, for an exterior corner of the tract described herein, and
6. **N 82°41'12" E**, a distance of **392.00 feet** to a point in the southwest right-of-way line of Luskey Blvd. and the northeast line of Lot 3, for the northeast corner of the tract described herein, from which a found ½" iron rod in the common line of Luskey Blvd. and Lot 3 bears, N 33°14'05" W, a distance of 98.00 feet;

**THENCE:** Along and with the common line between Luskey Blvd. and Lot 3, the following three (3) courses:

1. With a curve to the **left**, having an arc length of **437.91 feet**, a radius of **887.00 feet**, a delta of 28°17'13", and a chord bears **S 50°32'42" E**, a distance of **433.48 feet** to a found ½" iron rod, for a point of reverse curvature of the tract described herein,

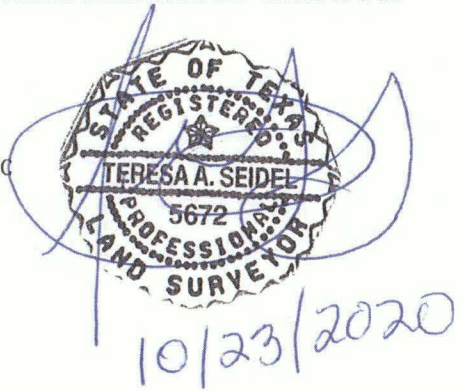
Exhibit "A"

Z2020-10700258

2. With a curve to the **right**, having an arc length of **298.39 feet**, a radius of **413.00 feet**, a delta of **41°23'43"**, and a chord bears **S 43°59'27" E**, a distance of **291.94 feet** to a found  $\frac{1}{2}$ " iron rod, for a point of reverse curvature of the tract described herein, and
3. With a curve to the **left**, having an arc length of **139.22 feet**, a radius of **487.00 feet**, a delta of **16°22'46"**, and a chord bears **S 31°28'58" E**, a distance of **138.75 feet** to the **POINT OF BEGINNING** and containing **9.117 acres**, or 397,147 square feet, more or less, in Bexar County, Texas. Bearings are based on NAD83 Texas State Plane South Central Zone.

"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."

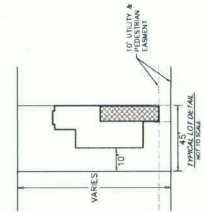
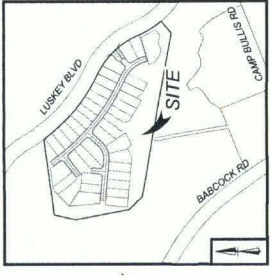
Job No.: 20-093  
Prepared by: KFW Surveying  
Date: October 21, 2020  
File: S:\Draw 2020\20-093 Luskey Blvd Tract\DOCS\FN 9.117AC



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# Exhibit “B”

LUSKEY TRACT SUBDIVISION  
PLANNED UNIT DEVELOPMENT



LAND USE DENSITY TABLE

UNITS	MIN. DENSITY PER ACRE	MIN. DENSITY PER ACRES	MIN. DENSITY PER ACRES	MIN. DENSITY PER ACRES
1	9.12	3.3	3.6	4.6
2	14.5	5.0	5.4	7.0
3	22.5	7.5	8.1	10.5
4	36.0	11.25	12.15	15.75
5	54.0	16.875	18.225	23.625
6	72.0	22.5	24.3	31.5
7	90.0	28.125	30.375	39.375
8	108.0	33.75	36.45	47.25
9	126.0	39.375	42.525	55.125
10	144.0	45.0	48.6	63.0

Circle Data

Circle #	CHORD	PERIMETER	AREA	CHORD BEARING	CHORD DIST.
C1	403.81'	260.25'	1,097,171.17'	S00°26'42"E	433.86'
C2	208.39'	133.50'	241,723.47'	S47°39'27"E	291.84'
C3	139.22'	89.00'	105,929.91'	S31°39'08"E	138.47'

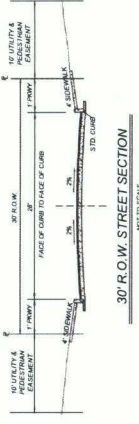
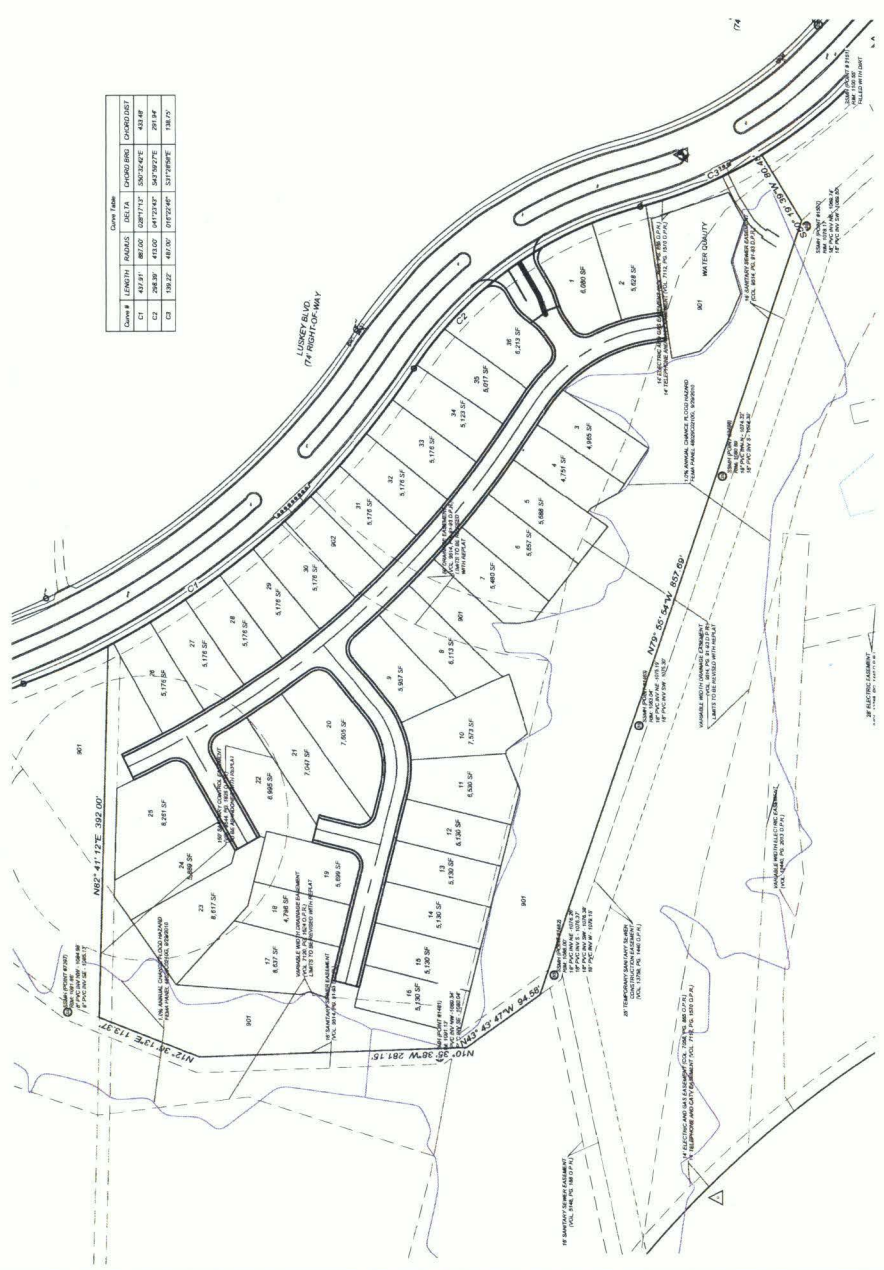


Exhibit "B"

LEGAL DESCRIPTION  
[REDACTED]

PREPARED OCTOBER 2020

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