

AN ORDINANCE 2013-12-05-0891

**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 12.203 acres out of NCB 35733 from "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "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.

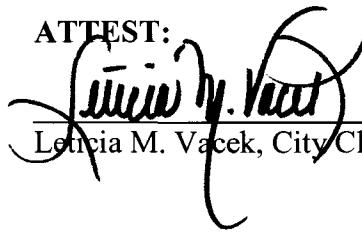
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12/05/2013  
# Z-14

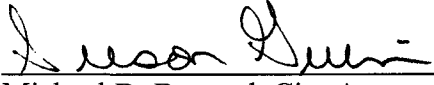
CASE NO. Z2013218

**SECTION 5.** This ordinance shall become effective December 15, 2013.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December 2013.

  
M A Y O R  
Julián Castro

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

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Michael D. Bernard, City Attorney  
FA

<b>Agenda Item:</b>	Z-14 ( in consent vote: 44, 45, 46, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-11, Z-12, P-5, Z-14, Z-16 )
<b>Date:</b>	12/05/2013
<b>Time:</b>	02:31:09 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2013218 (District 8): An Ordinance amending the Zoning District Boundary from "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 12.203 acres out of NCB 35733 located at 6975 Heuermann Road, 6970 and 7080 Oak Drive. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the December 3, 2013 public hearing. (Associated Plan Amendment Case # 13054)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		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				
Carlton Soules	District 10		x			x	

**FIELD NOTES****FOR****ZONING**

A 12.203 acre, or 531,575 square feet, tract of land being all of the North Part of Tract 12 and the remainder of Tract 11 of the Traylor subdivision recorded in Volume 980, Page 238 of the Deed and Plat Records of Bexar County, Texas and comprised of 2.978 acres being all of that called 2.976 acres out of said North Part of Tract 12 conveyed to Carlo Salvatore and Vera Salvatore in deed recorded in Volume 9734, Pages 470-473; 2.002 acres and 3.283 acres out of the said North Part of Tract 12 and North part of Tract 11 being all of the 2 acre and 3.28 acre tracts conveyed to the Dan Covert Trust in deed recorded in Volume 12980, Pages 882-883; and 3.940 acres out of the north remainder of the South Part of said Tract 11 (originally 4.03 acres) being that called 3.935 acres conveyed to David Romo Jr. in deed recorded in Volume 14642, Pages 950-952 all of the Official Public Records of Real Property of Bexar County, Texas out of the Ludovic Colquhoun Survey 24, Abstract 133, County Block 4034, now in New City Block 35733 of the City of San Antonio, Bexar County, Texas. Said 12.203 acre tract further described by metes and bounds 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 ½" iron rod at the northeast corner of the herein described tract for the northeast corner of said Tract 11 and the northwest corner of a 1 acre tract out of Tract 8, said Tract 8 also of said Traylor subdivision, said 1 acre tract conveyed to Claude C. Reagan Jr. in deed recorded in Volume 2627, Page 469-470 of the Deed Records of Bexar County, Texas, and on the south right-of-way line of Oak Drive, a 60-foot public right-of-way dedicated in said Traylor subdivision, from which a found ½" iron rod at the northwest corner of Lot 1 of the Dominion Hills Plaza subdivision bears N 89°56'57" E, 457.87 feet and also being 485.8 feet west of the cutback of said south right-of-way line of Oak Drive to the west right-of-way line of Interstate Highway 10;

**THENCE:** S 0°26'24" E, departing said right-of-way with the common line of said Tract 11 and Tract 8, and with the west line of said 1 acre tract and continuing with the west line of that 1 acre tract conveyed to Maurice E. Reagan and Claude C. Reagan in deed recorded in Volume 6869, Pages 976-977 of the Deed Records of Bexar County, Texas, a distance of 379.93 feet to a found ½" iron rod at the northwest corner of an 8.873 acre tract conveyed to Kahlig Motor company in deed recorded in Volume 14927, Pages 438-441 of the Official Public Records of Real Property of Bexar County, Texas;

12.203 Acres  
Oak Drive Apartments  
Stonehawk  
Job: 9327-13

- THENCE: S 0°33'20" E, continuing with the west line of said 8.873 acre tract a distance of 184.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southeast corner of said 3.283 acre tract and the North Part of Tract 11, the northeast corner of the South Part of Tract 11 and the aforementioned 3.940 acre tract;
- THENCE: S 0°33'20" E, continuing with the west line of said 8.873 acre tract, a distance of 232.23 feet to a found ½" iron rod at the southwest corner of said 8.873 acre tract and Tract 9 of said Traylor subdivision, the northwest corner of Tract 10 of said Traylor subdivision and a 4.770 acre tract conveyed to Kahlig Motor Company in deed recorded in Volume 15859, Pages 219-222 of the Official Public Records of Real Property of Bexar County, Texas, an angle in the east line of the South Part of Tract 11 of said Traylor subdivision and said 3.940 acre tract;
- THENCE: S 31°20'46" E, with the southwest line of said Tract 10 and said 4.770 acre tract, a northeast line of said Tract 11 and 3.940 acre tract, a distance of 376.39 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 3.940 acre tract, on the north line of Huermann Road, a called 60-foot public right-of-way, being on the north line of a 10-foot dedication to right-of-way out of said Tract 11;
- THENCE: S 89°59'33" W, with the north line of Huermann Road, a distance of 448.63 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west line of said Tract 11 at the southwest corner of said 3.940 acre tract and the southeast corner of a 2.540 acre tract conveyed to Refugio and Sarah Flores in deed recorded in Volume 2410, Pages 1686-1688 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: N 0°10'50" W, departing said right-of-way with the common line of said Tract 11 and Tract 12, a distance of 553.30 feet to a found ½" iron rod at the northwest corner of the South Part of Tract 11 and said 3.940 acre tract, the northeast corner of said 2.540 acre tract;
- THENCE: N 89°43'12" W, with the north line of said 2.540 acre tract, at 2.68 feet passing to a set ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said 3.283 acre tract and continuing 154.56 feet for a total distance of 157.24 feet to a found ½" iron rod at the southeast corner of said 2.002 acre tract and southeast corner of said 2.978 acre tract;
- THENCE: S 88°3'18" W, a distance of 42.69 feet to a found ½" iron rod at the northwest corner of said 2.540 acre tract, the northeast corner of that 2.375 acre tract conveyed to Lawrence Conn and Laura Herlocker Conn in deed recorded in Volume 535-539 of the Official Public Records of Real Property of Bexar County, Texas;

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- THENCE: N 89°35'15" W, a distance of 186.65 feet to a found ½" iron rod on the west line of said Tract 12 of the Traylor subdivision at the northwest corner of said 2.375 acre tract and southwest corner of the 2.978 acre tract, an angle in the east line of Lot 2, Block 1 of the Cielo Vista South Elementary School recorded in Volume 9654, Page 181 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 0°18'52" W, with the east line of said Lot 2 a distance of 563.46 feet to a found ½" iron rod at the south right-of-way line of Oak Drive, being the northeast corner of said Lot 2 and the northwest corner of said 2.978 acre tract;
- THENCE: N 89°56'57" E, with the south right-of-way line of Oak Drive a distance of 637.26 feet to the POINT OF BEGINNING.

"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: 3<sup>rd</sup> October, 2013. 4<sup>th</sup> October, 2013  
Job No: 9327-13  
File: N:\survey13\13-93300\9327-13\word\9327-13Stonehawk Overall.docx  
TBPE Firm Registration # 470  
TBPLS Firm Registration #100288-00

