

AN ORDINANCE **2016-08-18-0638**

**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 114.149 acres out of NCB 14890 from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community Camp Bullis Military Lighting 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 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.

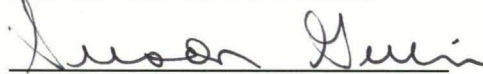
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective the 28<sup>th</sup> day of August 2016.

**PASSED AND APPROVED** this 18<sup>th</sup> day of August 2016.

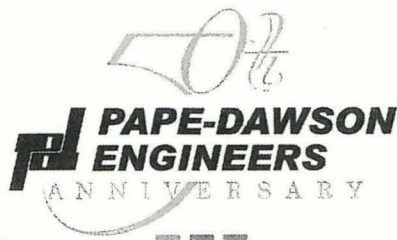
  
M A Y O R  
Ivy R. Taylor

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

**APPROVED AS TO FORM:**  
  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-13 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, Z-10, P-3, Z-11, P-4, Z-12, P-5, Z-13 )</b>						
<b>Date:</b>	08/18/2016						
<b>Time:</b>	02:06:20 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016196 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16056)						
<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				
Alan Warrick	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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				





FIELD NOTES  
FOR

A 114.149 acre, or 4,972,346 square feet more or less, tract of land out of the remaining portion of the 170.137 acre tract described in Volume 4958, Page 758 in the Official Public Records of Real Property of Bexar County, Texas, in the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, in New City Block 14890 of the City of San Antonio, Bexar County, Texas. Said 114.149 acre tract being more fully described 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 with a yellow cap marked "Pape-Dawson" on the west right-of-way line of Interstate 10, a 436' right-of-way, and the east line of said 170.137 acre tract, at the southeast corner of Lot 3, Block 14, Valero Corner Store No. 1054 Subdivision recorded in Volume 9623, Page 81 in the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Southeasterly, along and with the west right-of-way line of said Interstate 10 and the east line of said 170.137 acre tract, along a non-tangent curve to the right, said curve having a radius of 22700.33 feet, a central angle of 00°33'55", a chord bearing and distance of S 15°14'38" E, 223.98 feet, for an arc length of 223.98 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northeast corner of Lot 2, Block 14, Hausman Hill Subdivision recorded in Volume 9545, Page 104 in said Deed and Plat Records, from which a found ½" iron rod with cap marked "Vickrey" bears N 88°55'11" E, a distance of 1.50';

**THENCE:** S 88°55'11" W, departing the west right-of-way line of said Interstate 10, along and with a south line of said 170.137 acre tract and the north line of said Lot 2, a distance of 653.52 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said 170.137 acre tract and the northwest corner of said Lot 2;

**THENCE:** S 01°08'25" E, along and with an east line of said 170.137 acre tract and the west line of said Lot 2, a distance of 439.24 feet to a found ½" iron rod on the north right-of-way line of Hausman Road, a variable width right-of-way, at a southeast corner of said 170.137 acre tract and the southwest corner of said Lot 2;

THENCE: S 88°52'59" W, along and with the north right-of-way line of said Hausman Road and the south line of said 170.137 acre tract, a distance of 528.24 feet to a found ½" iron rod with cap marked "CEC", at the east corner of the 0.326 acre tract described in Volume 17033, Page 1907 in said Official Public Records;

THENCE: Along and with the north right-of-way line of said Hausman Road and the north line of said 0.326 acre tract, the following bearings and distances:

S 89°56'17" W, a distance of 337.33 feet to a found ½" iron rod;

S 88°49'56" W, a distance of 195.29 feet to a found ½" iron rod with cap marked "CEC";

S 89°00'54" W, a distance of 1700.34 feet to a found ½" iron rod with cap marked "CEC";

S 87°39'41" W, a distance of 134.45 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 88°56'04" W, a distance of 417.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west line of said 170.137 acre tract and the east line of Lot 140, Alamo Place recorded in Volume 9579, Page 177 in said Deed and Plat Records, at the northwest corner of said 0.326 acre tract;

THENCE: Departing the north right-of-way line of said Hausman Road, along and with the west line of said 170.137 acre tract and the east line of said Lot 140, the following bearings and distances:

N 09°25'09" E, distance of 742.92 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 08°26'58" E, a distance of 102.52 feet to a found ½" iron rod;

N 04°26'18" E, a distance of 104.40 feet to a found ½" iron rod;

N 00°32'54" E, a distance of 647.72 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northeast corner of said Lot 140 and the southeast corner of the 3.043 acre tract described in Volume 13308, Page 507 in said Official Public Records;



THENCE: N 00°32'16" E, along and with the west line of said 170.137 acre tract and the east line of said 3.043 acre tract, a distance of 540.39 feet to a found ½" iron rod on the south line of the 1.400 acre tract described in Volume 3901, Page 2072 in said Official Public Records, at the northwest corner of said 170.137 acre tract and an angle point of said 3.043 acre tract;

THENCE: N 89°44'36" E, along and with the north line of said 170.137 acre tract and the south line of said 1.400 acre tract, a distance of 1042.58 feet to a found ½" iron rod with cap marked "BMB" on the southwest right-of-way line of UTSA Boulevard, an 86-foot right-of-way, from which a found Texas Department of Transportation Type II monument bears along a curve to the left, having a radius of 1102.92 feet, a chord bearing and distance N 66°58'54" W, 505.13 feet;

THENCE: Along and with the southwest and south right-of-way line of said UTSA Boulevard the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1102.92 feet, a central angle of 26°29'39", a chord bearing and distance of S 40°29'47" E, 505.47 feet, for an arc length of 510.00 feet to a found Texas Department of Transportation Type II monument;

S 27°13'24" E, a distance of 110.87 feet to a Texas Department of Transportation Type II monument;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1188.92 feet, a central angle of 53°34'09", a chord bearing and distance of S 54°03'01" E, 1071.55 feet, for an arc length of 1111.59 feet to a found Texas Department of Transportation Type II monument;

S 80°48'38" E, a distance of 683.50 feet to a found Texas Department of Transportation Type II monument;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1188.92 feet, a central angle of 17°28'17", a chord bearing and distance of S 89°33'43" E, 361.14 feet, for an arc length of 362.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of said Lot 3;

THENCE: S 06°40'22" E, departing the south right-of-way line of said UTSA Boulevard, along and with the west line of said Lot 3, a distance of 249.78 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southwest corner of said Lot 3;

Job No.:9223-15  
114.149 Acres  
Page 4 of 4

THENCE: N 80°24'13" E, along and with the south line of said Lot 3, a distance of 393.65 feet to the POINT OF BEGINNING, and containing 114.149 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9223-15 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 15, 2015  
JOB NO. 9223-15  
DOC. ID. N:\Survey15\15-9200\9223-15\Word\9223-15 FN 114.149 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

