

AN ORDINANCE 2018-12-06-0993

**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 31.915 acres out of NCB 34727, NCB 34760, and NCB 18333 from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation 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 Mixed Use Zone 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.

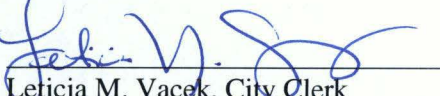
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective December 16, 2018.

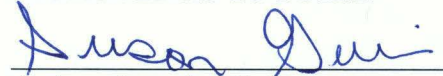
**PASSED AND APPROVED** this 6<sup>th</sup> day of December 2018.

  
M A Y O R  
 Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-22 ( in consent vote: Z-2, Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-2, Z-9, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, P-7, Z-19, Z-20, Z-21, P-8, Z-22, P-9, Z-23 )						
<b>Date:</b>	12/06/2018						
<b>Time:</b>	02:18:11 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018336 (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heuerman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18097)						
<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			x	
William Cruz Shaw	District 2		x				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				
Clayton H. Perry	District 10		x				

SG/lj  
12/06/2018  
Item No. Z-22

# **EXHIBIT “A”**



31.915 Acres  
(1,390,214 Sq. Ft.)  
2220-11422\_ex1.dwg

Fn. No. 2220-11422-1R2  
October 17, 2018  
Job No. 2220-11422

#### FIELDNOTE DESCRIPTION

Being 31.915 acres situated in the city of San Antonio, Bexar County, Texas, and consisting of Tract 1 (0.854 Acres, New City Block 18333) and Tract 2 (31.07 Acres, New City Block 34727 and New City Block 34760) as conveyed to TYL Holdings by Special Warranty Deed dated September 3, 2015 and recorded September 4, 2015 in Book 17443, Page 24 of the Official Public Records of Bexar County, Texas; said 31.915 acres being more particularly described by Metes and Bounds with all bearings being referenced to the South line of said 31.07 acres, being S 89° 58' 52" E, as recorded in said Volume 17443, Page 24:

**Beginning**, at a found fence corner post at the intersection of the South and East right-of-way lines of Heuermann Road, for the Northwest corner of said 31.07 acre tract;

**Thence**, S 89° 47' 08" E, 1783.11 feet, along the South right-of-way line of Heuermann Road, to a called iron stake on the West side of a 40 foot road (Ownership and recording not found), for the Northeast corner of the herein described tract;

**Thence**, S 00° 08' 08" E, 748.20 feet, along the East line of said 31.07 acres and the West line of said 40 foot roadway, to a called iron stake for the Southeast corner of said 31.07 acre tract; said point also being the Northeast corner of a called 0.854 acre tract, as conveyed to ELMAC, Ltd. in Volume 11646 Page 1450 of the Official Public Records of Bexar County, Texas;

**Thence**, S 89° 58' 52" W, 371.74 feet, along the South line of said 31.07 acre tract and the North line of said ELMAC, Ltd. 0.854 acre tract and the North line of 102.80 acre tract conveyed to ELMAC, Ltd in Volume 11259, Page 803 of the Official Public Records of Bexar County, Texas, to a called iron pin for the Northeast corner of said Tract 1 (0.854 acres);

**Thence**, along the remaining lines of said Tract 1 (0.854 acres) and the interior lines of said 102.80 acre tract as follows:

- S 00° 01' 08" E, 100.00 feet, to a called iron pin for corner;
- S 89° 58' 52" W, 372.06 feet, to a called iron pin for corner;

Exhibit "A"

- N 00° 01' 08" W, 100.00 feet, to a called iron pin on the South line of said 31.07 acre tract for corner;

**Thence**, S 89° 58' 52" W, along the South line of said 31.07 acre tract and the North line of said 102.80 acre tract, to a called fence corner post on the East right-of-way line of Heuermann Road, for the Southeast corner of the herein described tract of land; said point also being the Northwest corner of said 102.80 acre tract;

**Thence**, along the West lines of said 31.07 acre tract and the East right-of-way line of Heuermann Road as follows:

- N 03° 36' 08" W, 299.40 feet, to a point for corner;
- N 03° 27' 52" E, 457.49 feet, to the **Point of Beginning**, containing 31.915 acres (1,390,214 square feet) of land, more or less.

**Note:** Sketch of even date to accompany this Field Note Description.

"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."

*Hal B. Lane III*

Hal B. Lane III

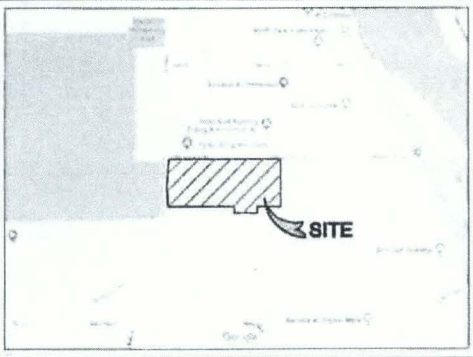
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Stantec Consulting Services, Inc.  
70 NE Loop 410, Suite 1100  
San Antonio, Texas 78216  
210/525-9090  
TBPLS Firm No.: 10194228

10-19-18

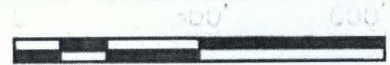
DATE



Z2018336

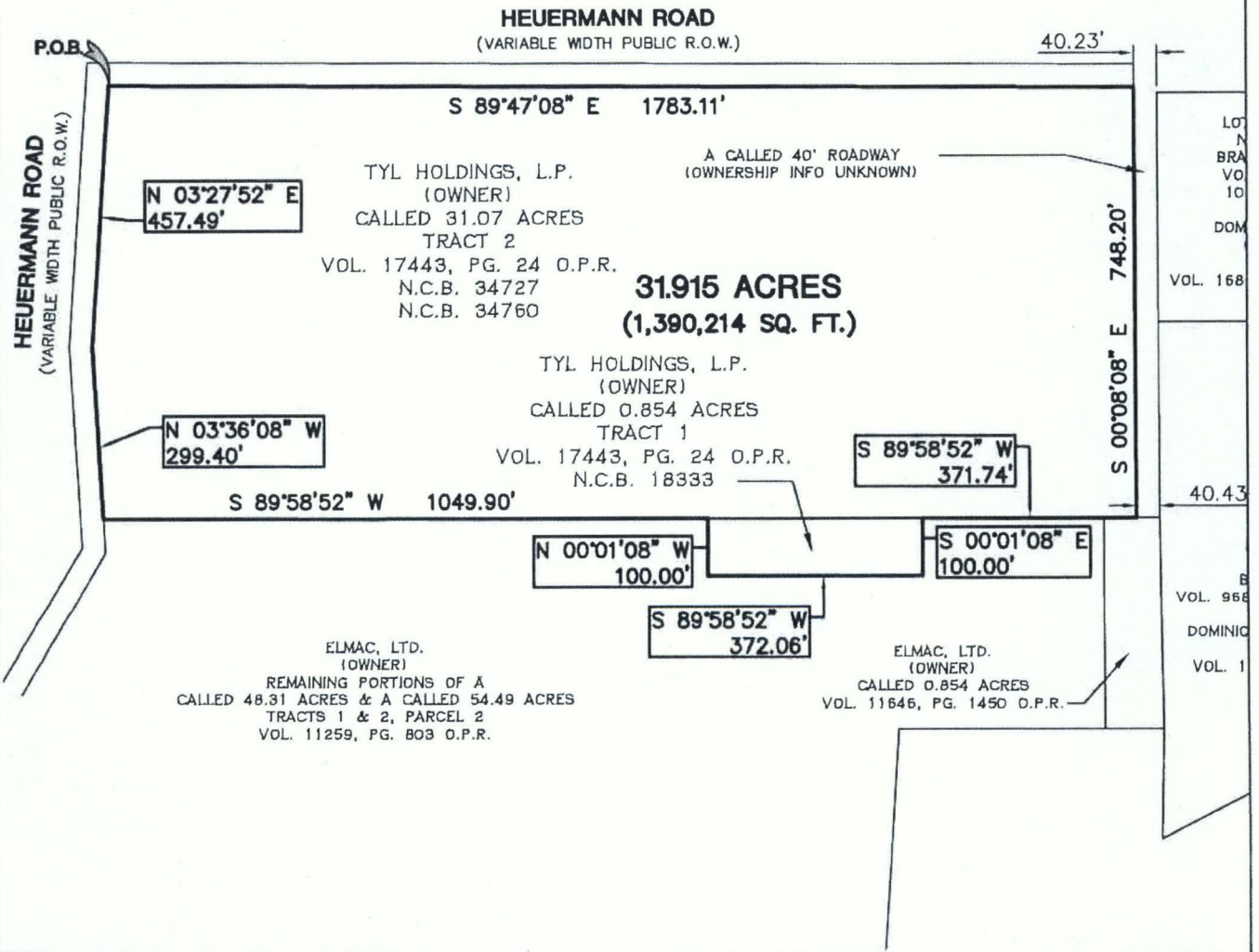


VICINITY MAP  
N.T.S.  
SAN ANTONIO, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



**Stantec**

70 NE Loop 410, Suite 1100  
San Antonio, TX 78216  
Tel (210) 525-9090 Fax (210) 525-0529  
TBPE # F-6324 TBPLS # F-10194228  
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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 31.915 ACRES SITUATED IN THE CITY OF SAN ANTONIO BEXAR COUNTY TEXAS CONSISTING OF TRACT 1, A CALLED 0.854 ACRES OUT OF N C B 18333, AND TRACT 2, A CALLED 31.07 ACRES OUT OF N C B 34727 & N C B 34760, AS DESCRIBED IN VOLUME 17443, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

ZONING EXHIBIT

SHEET 3 OF 3

DATE: 10/17/2018

SCALE: 1" = 300'

DRAWN BY: STB

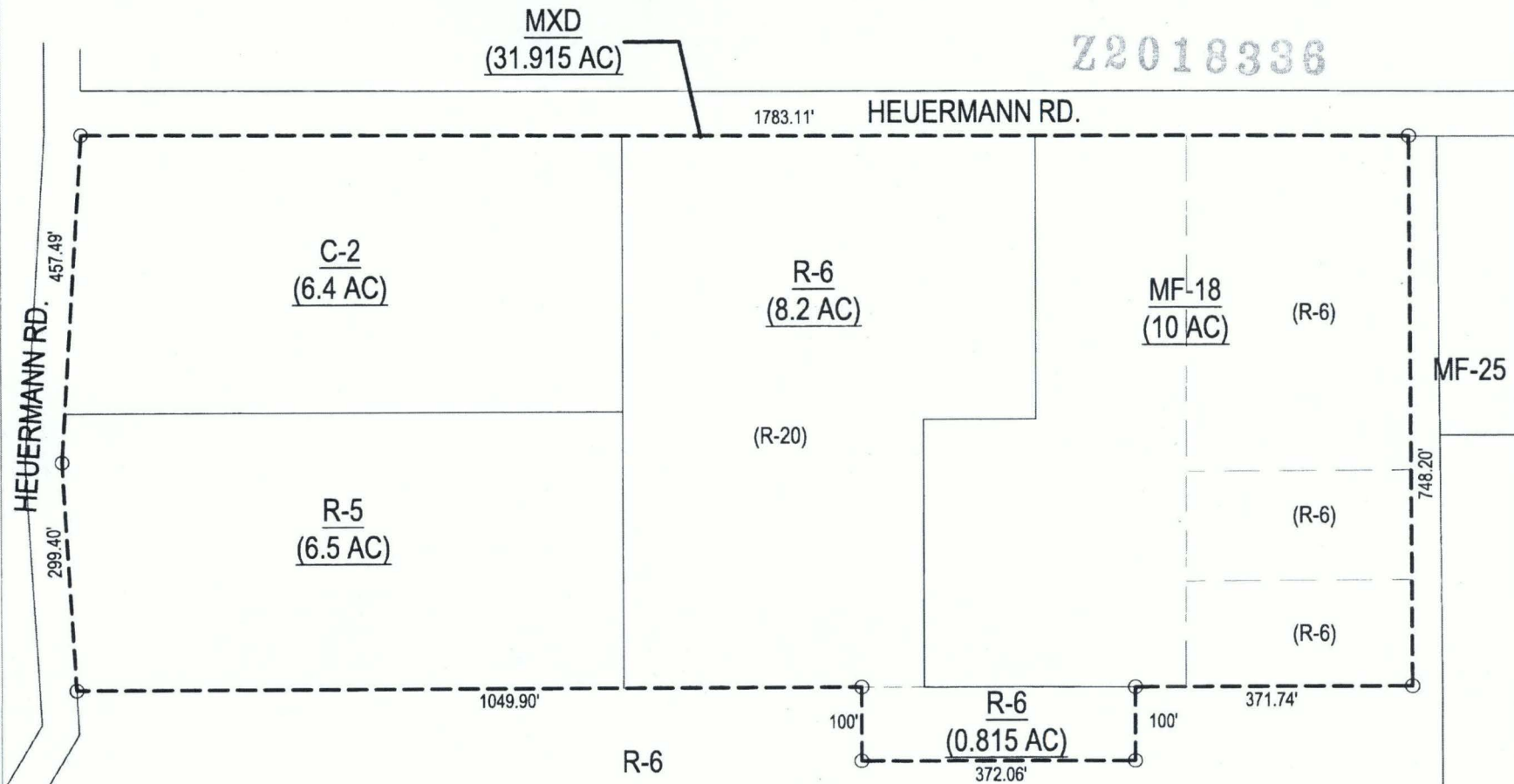
FILE: 2220-11422 EX 1.dwg

PROJECT No: 2220-11422 913

SG/lj  
12/06/2018  
Item No. Z-22

# **EXHIBIT “B”**

Z2018336



- PROPERTY: 31.915 ACRES (1,390,214 S.F.)
- LEGAL DESCRIPTION: NCB 34727 LOT P-2; NCB 34760, LOT P-18A; NCB 18333, LOT P-4C
- CURRENT ZONING: R-20, R-6 MLOD-1 MSAO
- REQUESTED ZONING: MXD MLOD-1 MSAO (WITH R-5, R-6, MF-18 & C-2 USES)
- IMPERVIOUS COVER: UP TO 1,390,000 S.F.

**MXD SITE PLAN FOR 6940 HEUERMANN RD.**

SCALE: 1" = 200'



Exhibit "B"



I, Janet Hornberger for TY HOLDINGS, LP, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.