

AN ORDINANCE 2017-12-07-0978

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 2.706 acres out of NCB 14858 from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District.

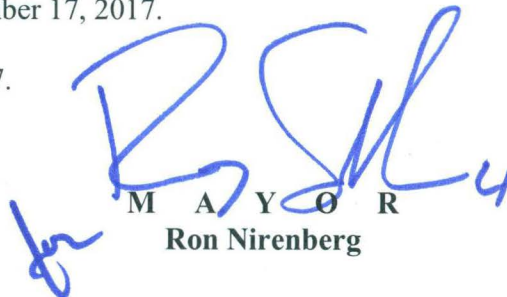
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.


**SECTION 3.** 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 December 17, 2017.

**PASSED AND APPROVED** this 7<sup>th</sup> day of December 2017.

  
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-32 ( in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39 )						
<b>Date:</b>	12/07/2017						
<b>Time:</b>	04:12:59 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017300 (Council District 8): An Ordinance amending the Zoning District Boundary from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17091)						
<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				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			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				x

SG/lj  
10/19/2017  
Item No. Z-32

# Exhibit “A”





22017300

**METES AND BOUNDS DESCRIPTION  
FOR  
ZONING**

A 2.706 acre, more or less, tract of land, out of that 23.02 acre tract described in deed to Galleria Ventures, Limited recorded in Volume 16270, Page 2131-2133 of the Official Public Records of Bexar County, Texas, out of the R.C. Hawkins Survey No. 337, Abstract 329, New City Block 14858 of the City of San Antonio, Bexar County, Texas. Said 2.706 acre tract being more fully described as follows:

- BEGINNING:** At a point on the south right-of-way line of Presidio Parkway, an 86-foot right-of-way dedicated in Volume 9589, Page 159-160 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of Lot 17, Block 1 of the District North 3.005 Acre Tract Subdivision recorded in Volume 9671, Page 86 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 85°28'23" E, along and with the south right-of-way line of said Presidio Parkway, the north line said 23.02 acre tract, a distance of 104.79 feet to a point;
- THENCE:** Southeasterly, continuing along and with the south right-of-way line of said Presidio Parkway, the north line said 23.02 acre tract, along a tangent curve to the left, said curve having a radius of 651.00 feet, a central angle of 05°15'16", a chord bearing and distance of S 88°06'01" E, 59.68 feet, for an arc length of 59.70 feet to a point;
- THENCE:** S 00°00'00" E, departing the south right-of-way line of said Presidio Parkway, over and across said 23.02 acre tract, a distance of 472.08 feet to a point;
- THENCE:** N 90°00'00" W, continuing over and across said 23.02 acre tract, at a distance of 7.77 feet, passing the northeast corner of Lot 19, Block 1, of the CT Presidio Subdivision Phase II recorded in Volume 9681, Page 20 of the Deed and Plat Records of Bexar County, Texas and continuing of a total distance of 258.46 feet to a point;
- THENCE:** N 00°00'00" W, over and across said 23.02 acre tract, a distance of 387.51 feet to a point on a southeast line of said Lot 17;

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**THENCE:** Along and with the east line of said Lot 17 the following bearings and distances:

S 90°00'00" E, a distance of 9.98 feet to a point;

N 00°00'00" E, a distance of 38.88 feet to a point;

S 85°28'23" E, a distance of 79.69 feet to a point;

N 04°31'37" E, a distance of 62.42 feet to the POINT OF BEGINNING, and containing 2.706 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number / by Pape-Dawson Engineers, Inc.

"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: September 19, 2017  
JOB NO. 7976-09  
DOC. ID. N:\CIVIL\7976-09\WORD\7976-09 FN-2.706 AC.docx

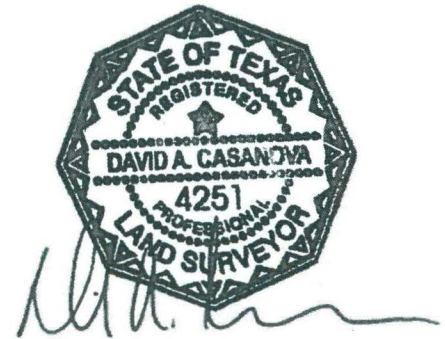


Exhibit "A"