

ORDINANCE 2021-03-04-0162

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 16.075 acres out of NCB 15825 from "C-3 MLOD-1 MLR-1" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District. All overlay districts remaining unchanged.

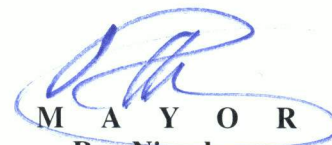
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 March 14, 2021.


PASSED AND APPROVED this 4th day of March, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 04, 2021

Item: Z-16

Enactment Number:

File Number: 21-1822

2021-03-04-0162

ZONING CASE Z-2020-10700288 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 16.075 acres out of NCB 15825, generally located in the 14000 block of Vance Jackson Road. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez 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
03/04/2021
Item No. Z-16

Exhibit “A”



METES AND BOUNDS DESCRIPTION
FOR ZONING

A 16.075 acre tract of land out of a called 304.560 acre tract of land conveyed to Galleria Ventures Limited by deed recorded in Volume 8775, Page 605 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru Survey No. 20, Abstract 574 and the G.F.A. Wrede Survey No. 292, Abstract 809, in New City Block (N.C.B.) 15825 of the City of San Antonio, Bexar County, Texas. Said 16.075 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 the northeast corner of a Variable Width Access and Private Drainage Easement recorded in Volume 9659, Page 173 of the Deed and Plat Records of Bexar County, Texas, on the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way, dedicated in Volume 9589, Page 159 of the said Deed and Plat Records;

THENCE: S 82°13'40" W, departing the west right-of-way line of said Vance Jackson Road, over and across said 304.560 acre tract and along and with the north line of said Variable Width Access and Private Drainage Easement, at a distance of 76.84 feet passing a reentrant corner of said easement, and continuing, for a total distance of 192.78 feet to a point;

THENCE: Northwesterly, with a tangent curve to the right, said curve having a radius of 652.50 feet, a central angle of 26°39'41", a chord bearing and distance of N 84°26'29" W, 300.90 feet, at an arc length of 4.44 feet passing a reentrant corner of said Variable Width Access and Private Drainage Easement, and continuing, along and with the said north line of said easement, for a total arc length of 303.63 feet to a point;

THENCE: Continuing, over and across said 304.560 acre tract and along and with the north line of said Variable Width Access and Private Drainage Easement, the following bearings and distances:

N 71°06'39" W, a distance of 270.21 feet to a point;

N 51°39'45" W, a distance of 70.00 feet to a point at a southeast corner of Lot 19, Block 1 of the CT Presidio Subdivision Phase II recorded in Volume 9681, Page 20 of the said Deed and Plat Records;

THENCE: Along and with the east line of said Lot 19, the following bearings and distances:

N 02°23'59" W, a distance of 388.27 feet to a point;

N 17°11'20" E, a distance of 328.34 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 12°57'59" W, a distance of 20.14 feet to a point at a reentrant corner of said Lot 19;

THENCE: EAST, along and with a south line of said Lot 19, at a distance of 366.22 feet passing a southeast corner of said Lot 19 and continuing, over and across said 304.560 acre tract, for a total distance of 566.79 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Exhibit "A"

16.075 Ac.
 Job No.: 12336-00
 Page 2 of 2

THENCE: S 73°56'20" E, a distance of 291.30 feet to a found mag. nail and washer on the west right-of-way line of said Vance Jackson Road;

THENCE: Along and with the west right-of-way line of said Vance Jackson Road, the following bearings and distances:

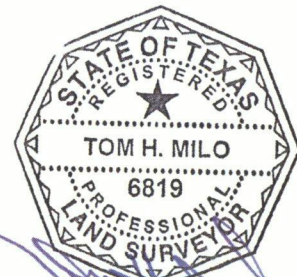
Southwesterly, along a non-tangent curve to the right, said curve having a radius of 957.00 feet, a central angle of 07°50'38", a chord bearing and distance of S 10°03'50" W, 130.91 feet, for an arc length of 131.01 feet to a point;

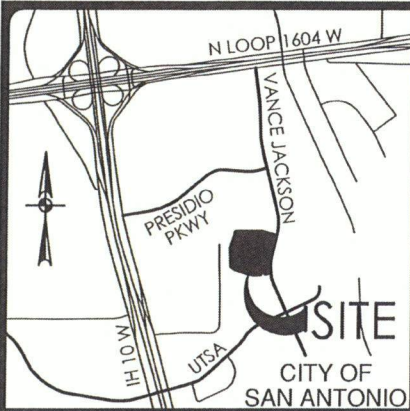
S 13°59'09" W, a distance of 302.01 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 1043.00 feet, a central angle of 19°31'12", a chord bearing and distance of S 04°13'33" W, 353.62 feet, for an arc length of 355.34 feet to the POINT OF BEGINNING and containing 16.075 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12336-00 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: December 2, 2020
 JOB NO. 12336-00
 DOC. ID. N:\CIVIL\12336-00\Word\12336-00 FN 16.075AC.docx





LOCATION MAP

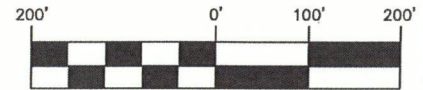
NOT-TO-SCALE

LEGEND:

- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP

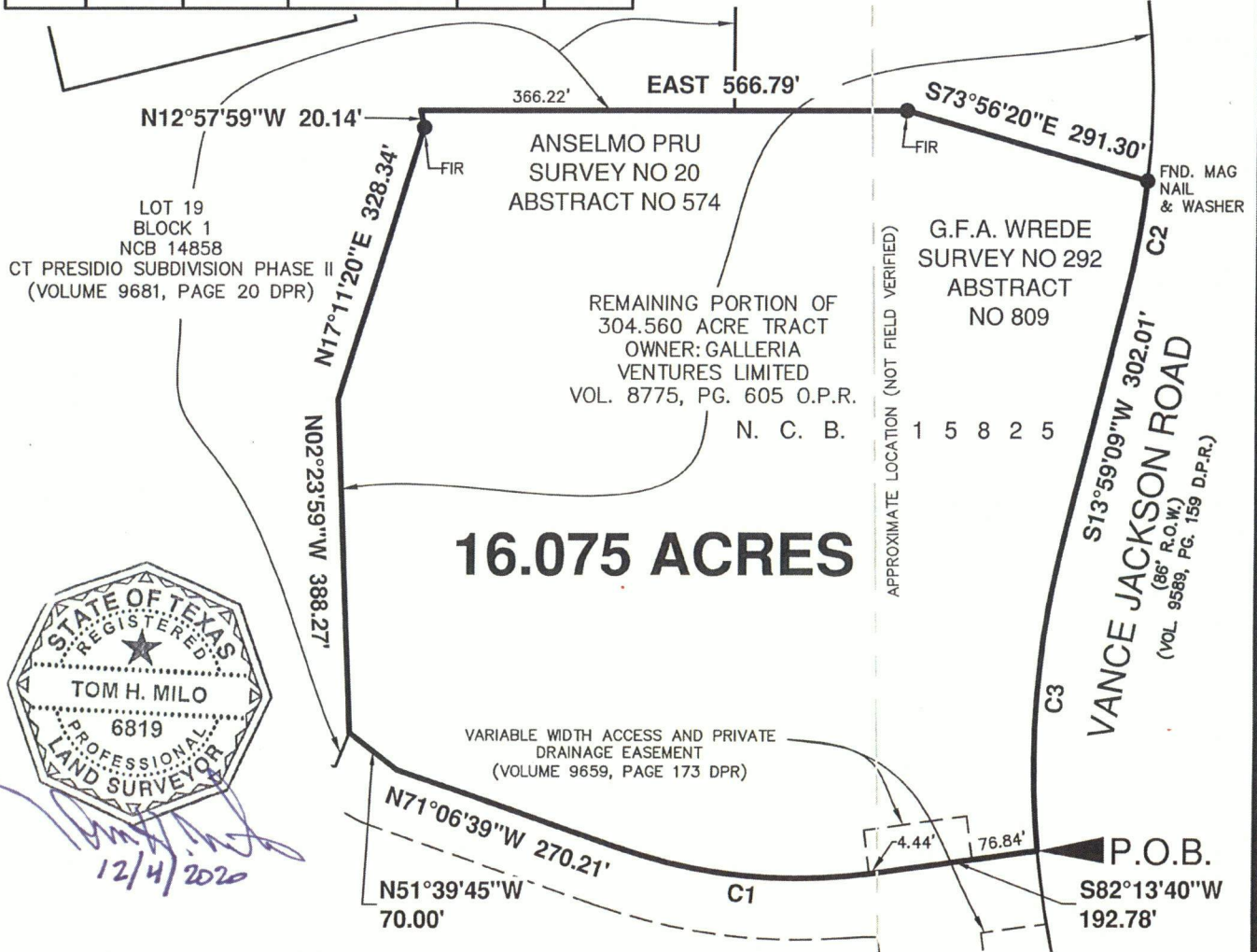
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE 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.
3. "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."



SCALE: 1" = 200'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	652.50'	26°39'41"	N84°26'29"W	300.90'	303.63'
C2	957.00'	7°50'38"	S10°03'50"W	130.91'	131.01'
C3	1043.00'	19°31'12"	S04°13'33"W	353.62'	355.34'



LOT 19
BLOCK 1
NCB 14858
CT PRESIDIO SUBDIVISION PHASE II
(VOLUME 9681, PAGE 20 DPR)

ANSELMO PRU
SURVEY NO 20
ABSTRACT NO 574

REMAINING PORTION OF
304.560 ACRE TRACT
OWNER: GALLERIA
VENTURES LIMITED
VOL. 8775, PG. 605 O.P.R.
N. C. B.

G.F.A. WREDE
SURVEY NO 292
ABSTRACT
NO 809

APPROXIMATE LOCATION (NOT FIELD VERIFIED)

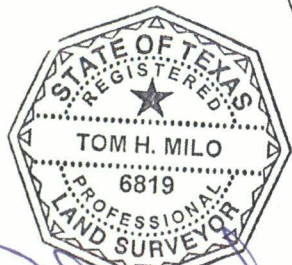
1 5 8 2 5

VANCE JACKSON ROAD
(86' R.O.W.)
(VOL 9588, PG. 159 D.P.R.)

16.075 ACRES

VARIABLE WIDTH ACCESS AND PRIVATE
DRAINAGE EASEMENT
(VOLUME 9659, PAGE 173 DPR)

P.O.B.
S82°13'40"W
192.78'



12/4/2020



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ZONING EXHIBIT
A 16.075 ACRE TRACT OF LAND OUT OF A CALLED 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED BY DEED RECORDED IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574 AND THE G.F.A. WREDE SURVEY NO. 292, ABSTRACT 809, IN NEW CITY BLOCK (N.C.B.) 15825 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DECEMBER 2020

SHEET 1 OF 1
JOB No.: 12336-00

Date: Dec 04, 2020, 10:09am User ID: TMlg File: N:\CIVIL\12336-00\12336-00_ZN_16.075AC.dwg

REFERENCE: