

ORDINANCE

2020-12-17-0958

**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 5.861 acres out of NCB 14890 from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (All Overlays Remain the Same).

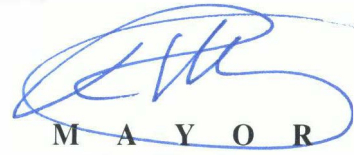
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 27, 2020.

**PASSED AND APPROVED** this 17<sup>th</sup> day of December, 2020.

  
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

December 17, 2020

**Item: Z-18**

**File Number: 20-6569**

**Enactment Number:**

**2020-12-17-0958**

ZONING CASE Z-2020-10700214 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.861 acres out of NCB 14890 (All Overlays Remain the Same), generally located in the 5800 block of UTSA Boulevard. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA 2020-11600067)

Councilmember Manny Pelaez made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

**Absent:** 1 Perry

SG  
12/17/2020  
Item No. Z-18

# Exhibit “A”



Z-2020-10700214

METES AND BOUNDS DESCRIPTION  
FOR

A 5.861 acre, or 255,311 square feet more or less, tract of land out of that tract described in deed to Santikos Raw Land, Ltd. recorded in document number 20050217875 of the Official Public Records of Bexar County, Texas, out of the Anselmo Prue Survey No. 20, Abstract 574, County Block 4766, now in New City Block 14890 of the City of San Antonio, Bexar County, Texas. Said 5.861 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 iron rod with cap marked "BLS" on the north line of Lot 3, Block 1, New City Block 14890 The Highland Apartments recorded in Volume 9544, Page 50 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of Lot 8, New City Block 17185 recorded in Volume 16667, Page 48 of said Deed and Plat Records, the southeast corner of the herein described tract;

THENCE: S 89°45'37" W, along and with the north line of said Lot 3, the north line of Lot 6, Block 1, New City Block 17185 UTSA BLVD Apartments recorded in Volume 9563, Page 70 of said Deed and Plat Records, a distance of 1172.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of UTSA Boulevard, Spur 53, an 86-foot right-of-way, the northwest corner of said Lot 6, the southwest corner of the herein described tract;

THENCE: Northwesterly, along and with the east right-of-way line of said UTSA Boulevard, the west line of the herein described tract, along a curve to the left, said curve having a radius of 1188.92 feet, a central angle of 10°01'49", a chord bearing and distance of N 53°29'58" W, 207.87 feet, for an arc length of 208.13 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the south end of a cutback line at the intersection of the east right-of-way line of UTSA Boulevard with the south right-of-way line of UTEX Boulevard;

THENCE: Departing the east right-of-way line of said UTSA Boulevard, along and with the south right-of-way line of said UTEX Boulevard, the following bearings and distances:

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N 16°25'14" E, a distance of 78.11 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

N 89°43'52" E, a distance of 1316.62 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 8, the northeast corner of the herein described tract;

THENCE: S 00°14'23" E, departing the south row line of said UTEX Boulevard, along and with the west line of said Lot 8, the east line of the herein described tract, a distance of 199.84 feet to the POINT OF BEGINNING, and containing 5.861 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey description and map prepared under job number 9271-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 17, 2018  
JOB NO. 9271-18  
DOC. ID. N:\Survey18\18-9200\9271-18\Word\9271-18 FN.docx



*Paul T. Ross*  
17 DEC. 18