

ORDINANCE 2021-04-15-0266

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 1.093 acres out of NCB 15825 from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay 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-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 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 April 25, 2021.

PASSED AND APPROVED this 15th day of April, 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

April 15, 2021

Item: Z-18

File Number: 21-2893

Enactment Number:

2021-04-15-0266

ZONING CASE Z-2021-10700027 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay 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-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.093 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff and Zoning Commission recommend Approval.

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage 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
04/15/2021
Item No. Z-18

Exhibit "A"

METES AND BOUNDS DESCRIPTION
FOR
ZONING CHANGE

A 1.093 acre, or 47,610 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract 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 GFA Wrede Survey No. 292, Abstract 809, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 1.093 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:

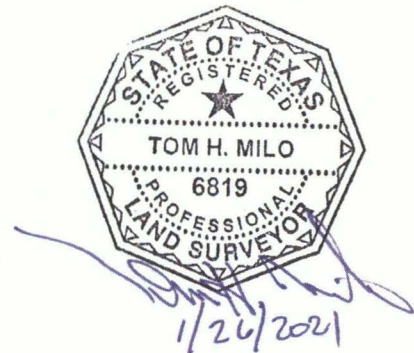
- COMMENCING: At the south end of the curve at the intersection of the south right-of-way line of Presidio Parkway, an 86-foot public right-of-way dedicated in Umbell Oaks Unit 2 recorded in Volume 9589, Pages 159-160 of the Deed and Plat Records of Bexar County, Texas, with the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way dedicated in said Umbell Oaks Unit 2;
- THENCE: S 13°25'05" E, with the west right-of-way line of said Vance Jackson Road, a distance of 713.15 feet to a point;
- THENCE: Southeasterly, along a tangent curve to the right, said curve having a radius of 957.00 feet, a central angle of 10°16'23", and a chord bearing and distance of S 08°16'54" E, 171.36 feet, for an arc length of 171.59 feet to the POINT OF BEGINNING of the herein described tract;
- THENCE: Southwesterly, continuing along said curve to the right, said curve having a radius of 957.00 feet, a central angle of 09°17'13", a chord bearing and distance of S 01°29'54" W, 154.95 feet, for an arc length of 155.12 feet to a point;
- THENCE: Departing the west right-of-way line of said Vance Jackson Road, over and across said 304.560 acre tract, the following bearings and distances:
- N 73°56'20" W, a distance of 291.30 feet to a point;
- N 90°00'00" W, a distance of 200.57 feet to a southeast corner of Lot 19, Block 1, CT Presidio Subdivision Phase II recorded in Volume 9681, Page 21 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 00°00'00" E, with an east line of said Lot 19, a distance of 74.26 feet to a point;

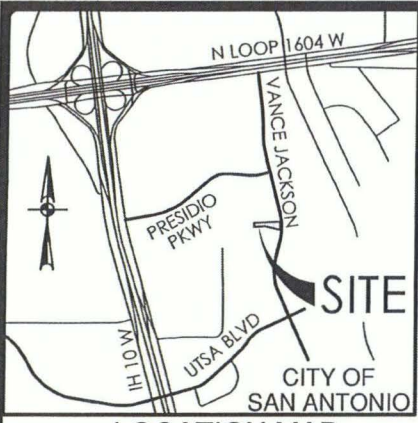
1.093 Ac.
Job No.: 7976-00
Page 2 of 2

THENCE: N 89°59'39" E, departing the east line of said Lot 19, over and across said 314.560 acre tract, a distance of 484.55 feet to the POINT OF BEGINNING and containing 1.093 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 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: January 25, 2021
JOB NO.: 7976-00
DOC. ID: N:\CIVIL\7976-00\Word\7976-00 FN_ZN 1.093 AC.docx





LOCATION MAP

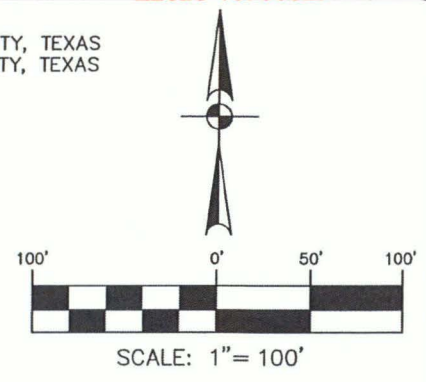
NOT-TO-SCALE

LEGEND:

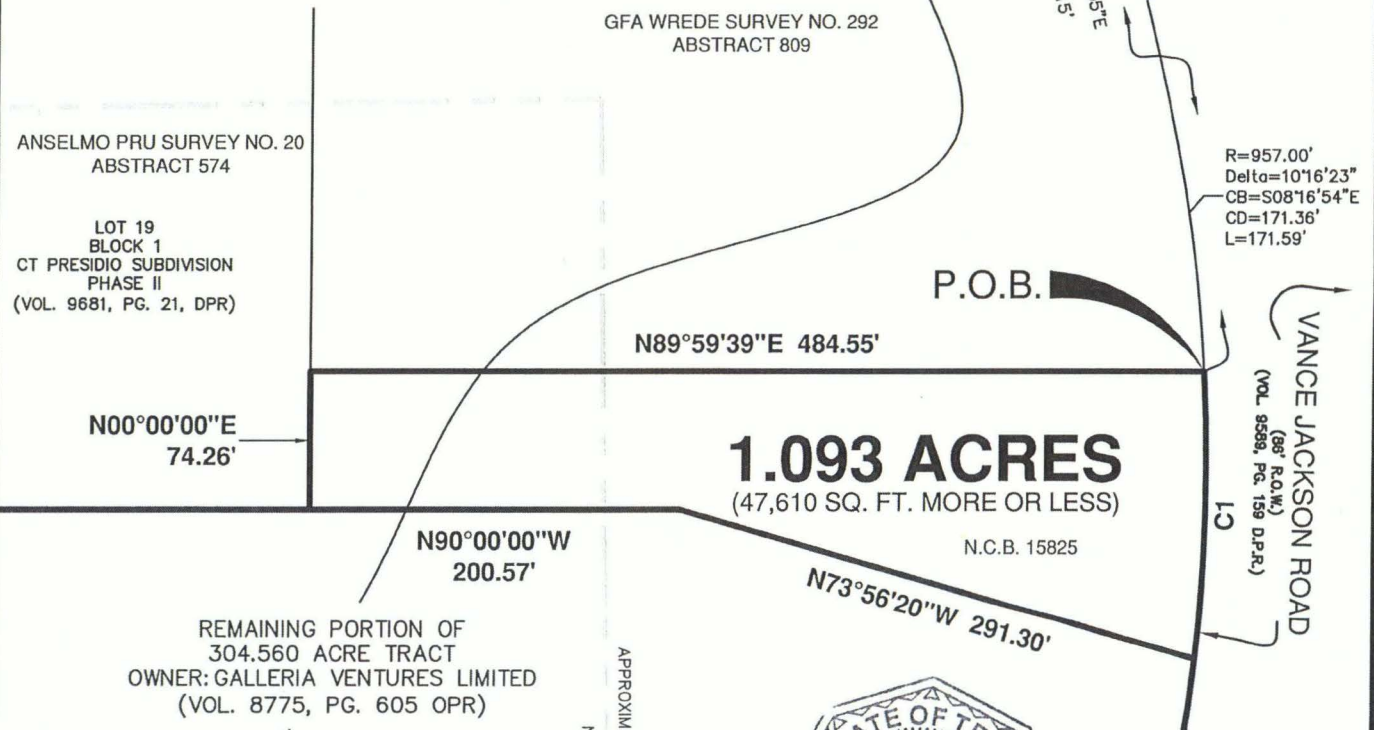
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

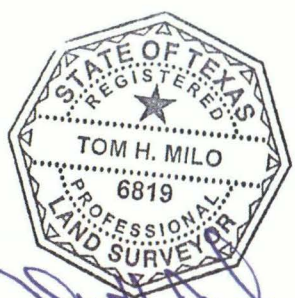
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 7976-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



| CURVE TABLE | | | | | |
|-------------|---------|----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 957.00' | 9°17'13" | S01°29'54"W | 154.95' | 155.12' |



1.093 ACRES
 (47,610 SQ. FT. MORE OR LESS)



[Signature]
 1/26/2021

EXHIBIT OF
 A 1.093 acre, or 47,610 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract 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 GFA Wrede Survey No. 292, Abstract 809, in New City Block 15825 of the City of San Antonio, Bexar County, Texas.

APPROXIMATE ORIGINAL SURVEY LINE
 NOT FIELD LOCATED



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

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