

AN ORDINANCE **2017-03-02-0139**

**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.**

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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 4.274 acres out of NCB 34034 from "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1.5 MSAO-1 MLOD-1" Mid-Rise Office Camp Bullis Military Sound Attenuation Overlay 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. 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 the 12th day of March 2017.

PASSED AND APPROVED this 2nd day of March 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Letecia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: 17, 18, Z-1, Z-2, P-2, Z-6, P-3, Z-8, P-4, Z-9)						
Date:	03/02/2017						
Time:	02:04:05 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017035 (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1.5 MSAO-1 MLOD-1" Mid-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 17020)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				x



FIELD NOTES
FOR

A 1.729 acres, or 75,316 square feet more or less, tract of land being out of a 17.579 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034, all in New City Block (N.C.B.) 34034 of the City of San Antonio, Bexar County, Texas. Said 1.729 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a point on the most westerly corner of a 17.579 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, at the south corner of a 3.763 acre tract recorded in Volume 9997, Page 673 of the Official Public Records of Real Property of Bexar County, Texas, a corner of Lot 1, Block 28, New City Block (N.C.B.) 16385, of the Independence Village at Dominion, Phase I (Planned Unit Development) recorded in Volume 9563, Page 132 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 39°20'03" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 476.32 feet to a point;

THENCE: S 76°19'58" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 213.20 feet to the POINT OF BEGINNING, the northeast corner of a called 1.7851 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 3.763 acre tract and the southwest corner of Lot 19 of the Enclave at the Dominion (Planned Unit Development) recorded in Volume 9559, Page 135 of the Deed and Plat Records of Bexar County, Texas;

THENCE: THENCE: S 76°25'37" E, along and with the north line of said 17.579 acre tract and the south line of said Enclave at the Dominion (Planned Unit Development), a distance of 93.40 feet to a point;

THENCE: Departing the north line of said 17.579 acre tract and the south line of said Enclave at the Dominion (Planned Unit Development), over and across said 17.579 acre tract, the following bearings and distances:

S 13°34'23" W, a distance of 116.70 feet to a point;

Along a non-tangent curve to the left, said curve having a radial bearing of S 14°08'48" E, a radius of 57.75 feet, a central angle of 39°55'46", a chord bearing and distance of S 55°53'19" W, 39.44 feet, for an arc length of 40.25 feet to a point;

S 35°55'26" W, a distance of 186.65 feet to a point

Along a tangent curve to the left, said curve having a radius of 57.75 feet, a central angle of 65°50'38", a chord bearing and distance of S 03°00'08" W, 62.77 feet, for an arc length of 66.37 feet to a point;

S 12°48'02" W, a distance of 141.33 feet to a point on the south line of said 17.579 acre tract and the north line of said Lot 1;

THENCE: N 77°11'58" W, along and with the south line of said 17.579 acre tract and the north line of said Lot 1, a distance of 112.96 feet to a point;

THENCE: Northwesterly, along a tangent curve to the right, said curve having a radius of 586.00 feet, a central angle of 10°35'49", a chord bearing and distance of N 71°54'04" W, 108.23 feet, for an arc length of 108.38 feet to a point for the south east corner of said 1.7851 acre tract;

THENCE: N 35°55'26" E, departing the north line of said Lot, along and with the east line of said 1.7851 acre tract and the west line of said 17.579 acre tract, a distance of 556.29 feet to the POINT OF BEGINNING and containing 1.729 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on record Deed information and an Exhibit was prepared by Pape-Dawson Engineers, Inc. under Job Number 5845-95.

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.

PREPARED BY:	Pape-Dawson Engineers, Inc.
DATE:	April 13, 2016
REVISED:	May 17, 2016
JOB NO.	5845-95
DOC. ID.	N:\CIVIL\5845-95\WORD\5845-95FN_1.729 AC.doc



[Handwritten Signature]
05/17/2016



FIELD NOTES
FOR

A 1.800 acres, or 78,422 square feet more or less, tract of land being all of a called 1.7851 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034, all in New City Block (N.C.B.) 34034 of the City of San Antonio, Bexar County, Texas. Said 1.800 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

- COMMENCING: At a point on the most westerly corner of a 17.579 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, at the south corner of a 3.763 acre tract recorded in Volume 9997, Page 673 of the Official Public Records of Real Property of Bexar County, Texas, a corner of Lot 1, Block 28, New City Block (N.C.B.) 16385, of the Independence Village at Dominion, Phase 1 (Planned Unit Development) recorded in Volume 9563, Page 132 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 39°20'03" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 476.32 feet to a point;
- THENCE: S 76°19'58" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 74.67 feet to the POINT OF BEGINNING and the northwest corner of said called 1.7851 acre tract;
- THENCE: S 76°19'58" E, along and with the north line of said called 1.7851 acre tract and the south line of said 3.763 acre tract, a distance of 138.53 feet to a point, the northeast corner of said called 1.7851 acre tract, the southeast corner of said 3.763 acre tract and the southwest corner of Lot 19 of the Enclave at the Dominion (Planned Unit Development) recorded in Volume 9559, Page 135 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 35°55'26" W, along and with the east line of said called 1.7851 acre tract, a distance of 556.29 feet to a point, the southeast corner of said called 1.7851 acre tract and the north line of said Lot 1;
- THENCE: Northwesterly, along and with the south line of said called 1.7851 acre tract and the north line of said Lot 1, along a non-tangent curve to the right, said curve having a radial bearing of N 23°23'51" E, a radius of 586.00 feet, a central angle of 16°08'03", a chord bearing and distance of N 58°32'08" W, 164.47 feet, for an arc length of 165.01 feet to a point, the southwest corner of said called 1.7851 acre tract;

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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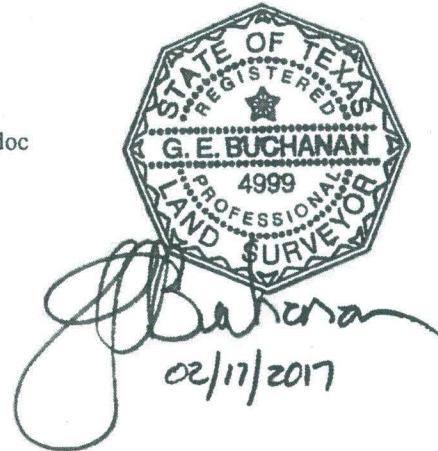
Transportation | Water Resources | Land Development | Surveying | Environmental

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THENCE: N 39°53'02" E, departing the south line of said called 1.7851 acre tract and the north line of said Lot 1, along and with the west line of said called 1.7851 acre tract, a distance of 517.84 feet to the POINT OF BEGINNING and containing 1.800 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on record Deed information and an Exhibit was prepared by Pape-Dawson Engineers, Inc. under Job Number 5845-95.

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.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 13, 2016
REVISED: May 17, 2016
REVISED: February 17, 2017
JOB NO. 5845-95
DOC. ID. N:\CIVIL\5845-95\WORD\5845-95FN_1.800 AC.doc





FIELD NOTES
FOR

A 0.745 of an acre, or 32,441 square feet more or less, tract of land being out of a 17.579 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034, all in New City Block (N.C.B.) 34034 of the City of San Antonio, Bexar County, Texas. Said 0.745 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

- BEGINNING:** At a point on the most westerly corner of said 17.579 acre, at the south corner of a 3.763 acre tract recorded in Volume 9997, Page 673 of the Official Public Records of Real Property of Bexar County, Texas, a corner of Lot 1, Block 28, New City Block (N.C.B.) 16385, of the Independence Village at Dominion, Phase 1 (Planned Unit Development) recorded in Volume 9563, Page 132 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 39°20'03" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 476.32 feet to a point;
- THENCE:** S 76°19'58" E, along and with the north line of said 17.579 acre tract and the south line of said 3.763 acre tract, a distance of 74.67 feet to a point and the northwest corner of a called 1.7851 acre tract recorded in Volume 17609, Page 108 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE:** S 39°53'02" W, along and with the west line of said called 1.7851 acre tract, a distance of 517.84 feet to a point, the southwest corner of said called 1.7851 acre tract and the north line of Lot 1;
- THENCE:** Northwesterly, along and with the south line of said called 17.579 acre tract and the north line of said Lot 1, along a non-tangent curve to the right, said curve having a radial bearing of N 39°31'53" E, a radius of 586.00 feet, a central angle of 00°55'43", a chord bearing and distance of N 50°00'15" W, 9.50 feet, for an arc length of 9.50 feet to a point;
- THENCE:** N 49°32'23" W, along and with the south line of said called 17.579 acre tract and the north line of said Lot 1, a distance of 52.84 feet to a point;

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THENCE:

N 39°18'33" E, along and with the west line of said 17.579 acre tract and an east line of said Lot 1, a distance of 8.01 feet to the POINT OF BEGINNING and containing 0.745 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described is based on record Deed information and an Exhibit was prepared by Pape-Dawson Engineers, Inc. under Job Number 5845-95.

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.

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