

AN ORDINANCE

2017-04-06-0227

**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 13.949 acres out of NCB 15825 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 the 16th day of April 2017.

PASSED AND APPROVED this 6th day of April 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Andrew Segovia, City Attorney

Agenda Item:	Z-17 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6)						
Date:	04/06/2017						
Time:	02:13:12 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017073 (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 13.949 acres out of NCB 15825, located in the 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17024)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		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				x
Michael Gallagher	District 10		x				

**FIELD NOTES
FOR
ZONING**

A 13.949 acre, or 607,608 square feet more or less tract of land, all of that 13.94 acre tract conveyed to Cumberland Serengeti IH10, LP in Deed recorded in Volume 15763, Pages 273-289 of the Official Public records of Real Property of Bexar County, Texas, out the R.C. Hawkins Survey No. 337, Abstract 329, now in New City Block (N.C.B.) 15825 of the City of San Antonio, Bexar County, Texas. Said 13.949 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 found $\frac{1}{2}$ " iron rod with cap marked "Vickery" on the north right-of-way line of Presidio Parkway, an 86-foot right-of-way, dedicated in Umbell Oaks Unit 2 Subdivision recorded in Volume 9589, Pages 159-160 of the Deed and Plat Records of Bexar County, Texas, at the southwest end of a curve at the intersection of the west right-of-way line of Vance Jackson Road, an 86-foot right-of-way recorded in said Umbell Oaks Unit 2 Subdivision and the north right-of-way line of said Presidio Parkway;

THENCE: Along and with the north right-of-way line of said Presidio Parkway the following bearings and distances:

S $76^{\circ}47'16''$ W, a distance of 106.31 feet to a found $\frac{1}{2}$ " iron rod with cap marked "Vickery";

Southwesterly, along a tangent curve to the right, said curve having a radius of 565.00 feet, a central angle of $17^{\circ}44'21''$, a chord bearing and distance of S $85^{\circ}39'26''$ W, 174.23 feet, for an arc length of 174.93 feet to a found $\frac{1}{2}$ " iron rod;

N $85^{\circ}28'23''$ W, a distance of 375.46 feet to a found $\frac{1}{2}$ " iron rod;

Southwesterly, along a tangent curve to the left, said curve having a radius of 535.00 feet, a central angle of $41^{\circ}03'44''$, a chord bearing and distance of S $73^{\circ}59'44''$ W, 375.27 feet, for an arc length of 383.42 feet to a found $\frac{1}{2}$ " iron rod with cap marked "Vickery" for the southeast corner of Lot 5, Block 1 of the Regal Hills Subdivision recorded in Volume 9569, Page 31 of the Deed and Plat Records of Bexar County, Texas;

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13.949 Acres
Job No. 7880-02
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THENCE: N 13°36'01" E, departing the north right-of-way line of said Presidio Parkway, along and with the east line of said Lot 5, a distance of 88.13 feet to a found ½" iron rod;

THENCE: N 04°35'18" E, continuing along and with the east line of said Lot 5, a distance of 590.55 feet to a found ½" iron rod;

THENCE: N 82°21'32" E, along and with a southerly line of said Lot 5, a distance of 875.45 feet to a found ½" iron rod with cap marked "Vickery" at the east corner of said Lot 5, being on the west right-of-way 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:

S 02°11'37" E, a distance of 45.96 feet to a found ½" iron rod;

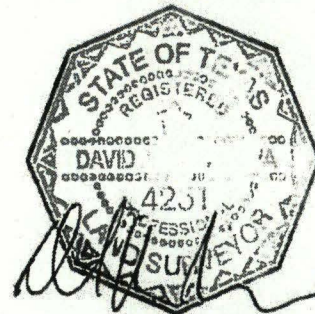
Southeasterly, along a tangent curve to the left, said curve having a radius of 2043.00 feet, a central angle of 11°13'28", a chord bearing and distance of S 07°48'21" E, 399.59 feet, for an arc length of 400.23 feet to a point;

S 13°25'05" E, a distance of 200.87 feet to a found ½" iron rod with cap marked "Vickery";

Southwesterly, along a tangent curve to the right, said curve having a radius of 35.00 feet, a central angle of 90°12'21", a chord bearing and distance of S 31°41'05" W, 49.59 feet, for an arc length of 55.10 feet the POINT OF BEGINNING, and containing 13.949 acres in the City of San Antonio, Bexar County, Texas.

"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 11, 2012
Job No.: 7880-11
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TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



**PAPE-DAWSON
ENGINEERS**