

AN ORDINANCE 2018-09-06-0706

**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 7.541 Acres out of NCB 15825 from "MF-50 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District to "C-2 S MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted.

**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.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

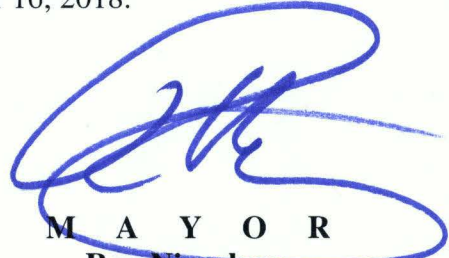
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and


provided for in Section 35-491.

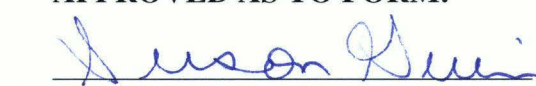
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective September 16, 2018.

**PASSED AND APPROVED** this 6<sup>th</sup> day of September 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-17 ( in consent vote: 19, Z-1, P-1, Z-2, P-2, Z-3, P-3, Z-4, Z-5, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19 )</b>						
<b>Date:</b>	09/06/2018						
<b>Time:</b>	02:53:47 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018293 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-50 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted, on 7.541 Acres out of NCB 15825, generally located west of the intersection of Vance Jackson Road and UTSA Boulevard. Staff recommends Approval. The Zoning Commission recommendation is pending the September 4, 2018 hearing.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7	x					
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

# **EXHIBIT “A”**





Z2018293

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 7.541 acre, more or less, tract of land out of the 304.560 acre tract described in deed to Galleria Ventures Limited recorded in Volume 8775, Page 605 of the Official Public Records of Real Property of Bexar County, Texas, in the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 7.541 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 point on the northwest right-of-way line of UTSA Boulevard, an 86-foot right-of-way, dedicated in Volume 9553, Page 81 in the Deed and Plat Records of Bexar County, Texas, at the south corner of Lot 1, Block 14, CST #1840 Subdivision recorded in Volume 9709, Page 177 in the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the northwest right-of-way line of said UTSA Boulevard, the following bearings and distances:

S 64°48'03" W, a distance of 220.15 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 32°21'35", a chord bearing and distance of S 48°37'15" W, 414.08 feet, for an arc length of 419.64 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 657.00 feet, a central angle of 02°50'10", a chord bearing and distance of S 33°51'32" W, 32.52 feet, for an arc length of 32.52 feet to a point;

**THENCE:** Departing the northwest right-of-way line of said UTSA Boulevard, over and across said 304.560 acre tract, the following bearings and distances:

N 55°08'48" W, a distance of 359.70 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 161.86 feet, a central angle of 30°22'22", a chord bearing and distance of N 39°57'36" W, 84.80 feet, for an arc length of 85.80 feet to a point;

N 28°50'39" W, a distance of 36.46 feet to a point;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10026600

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Exhibit "A"

Z2018293

Northwesterly, along a tangent curve to the left, said curve having a radius of 97.10 feet, a central angle of 07°22'11", a chord bearing and distance of N 32°31'44" W, 12.48 feet, for an arc length of 12.49 feet to a point;

Northwesterly, along a compound curve to the left, said curve having a radius of 1487.04 feet, a central angle of 00°53'19", a chord bearing and distance of N 36°39'29" W, 23.06 feet, for an arc length of 23.06 feet to a point;

N 07°31'06" E, a distance of 80.34 feet to a point;

N 68°13'02" E, a distance of 754.79 feet to a point;

N 64°48'03" E, a distance of 58.50 feet to a point;

THENCE: S 25°11'57" E, at a distance of 45.56 feet passing the west corner of said Lot 1, continuing a total distance of 355.56 feet to the POINT OF BEGINNING, and containing 7.541 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance 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: July 19, 2018  
JOB NO. 7976-00  
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 EX 7.541 AC.docx



Exhibit "A"

SG/lj  
09/06/2018  
Item No. # Z-17

# **EXHIBIT “B”**



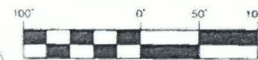
# NOTES

- EXISTING ZONING ~~MF-50~~ **MF-50 GC-1 MLOD-1**  
PROPOSED ZONING **C-2 SGAC-1 MLOD-1**  
CURRENT USE = UNDEVELOPED  
PROPOSED USE = OUTDOOR RECREATION/SPORTS COURT
- DRIVE ISLES ARE 25' MINIMUM

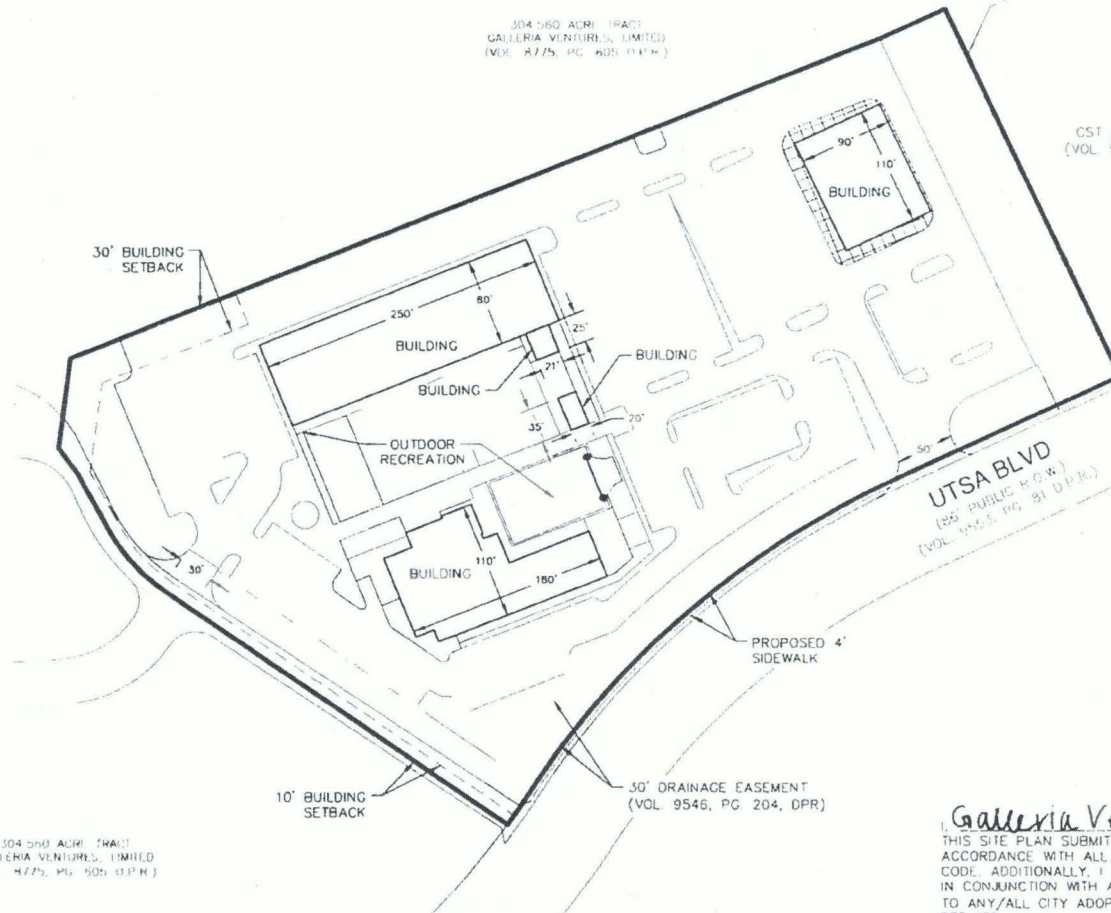
304.560 ACRE TRACT  
GALLERIA VENTURES, LIMITED  
(VOL. 8775, PG. 605 DPR)

LOT 1  
BLOCK 14  
CST #1840 SUBDIVISION  
(VOL. 9709, PG. 177 DPR)

SCALE: 1" = 100'



VANCE JACKSON ROAD  
(VOL. 9546, PG. 204 DPR)



## PARKING SUMMARY

1. STANDARD 9'X18'	342
2. ACCESSIBLE 9'X18'	8
TOTAL PROPOSED PARKING	350

## SITE SUMMARY

1. PROJECT ACREAGE	±7.54 ACRES
2. APPROXIMATE OPEN SPACE	±1.00 ACRES
3. APPROXIMATE IMPERVIOUS COVER	±6.54 ACRES
a. BUILDINGS	±48,000 SQFT.
b. OUTDOOR RECREATION	±12,000 SQFT.
c. PARKING/HARDSCAPE	±725,000 SQFT.

Galleria Ventures, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**PAPE-DAWSON  
ENGINEERS**

DISTRICT NORTH  
SAN ANTONIO, TEXAS  
Exhibit "B"  
ZONING EXHIBIT

JOB NO. 7976-00  
DATE JULY 2018  
DESIGNER AR  
CHECKED AR  
DRAWN JG  
SHEET 1 of 1

72018293