

ORDINANCE 2019-09-19-0764

**ADOPTING THE LAND USE PLAN, AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, FOR EXTRA TERRITORIAL JURISDICTION (ETJ) MILITARY PROTECTION AREAS (MPA) LOCATED WITHIN 5-MILES OF CAMP BULLIS / CAMP STANLEY AND LACKLAND AIR FORCE BASE / LACKLAND MEDINA TRAINING ANNEX IN THE ETJ.**

\* \* \* \* \*

**WHEREAS**, the Texas State Senate Bill 6, effective December 1, 2017, allowed City of San Antonio to impose land use regulations as delineated in the most recent Joint Land Use Study (JLUS); and,

**WHEREAS**, voters approved land use controls in accordance with Joint Land Use Study (JLUS) on November 6, 2018; and,

**WHEREAS**, 22.39 square-mile area in the ETJ around Camp Bullis Army Base, and 20.27 square-mile area in the ETJ around Lackland Air Force Base have been determined as Military Protection Areas; and,

**WHEREAS**, draft Land Use Plans for Military Protection Areas have been available to the public and to City Officials since March 19, 2019; and,

**WHEREAS**, public comment and feedback received through four (4) public meetings, e-mail, telephone and other means, and incorporated, as applicable, into the draft document; and,

**WHEREAS**, the Planning Commission and the Zoning Commission have been briefed on the Military Protection Areas Land Use Plan document and have considered public comments and proposed changes to the draft document; and,

**WHEREAS**, public hearings were held on May 22, 2019 and on June 26, 2019 by the Planning Commission allowing all parties in interest and citizens an opportunity to be heard; and,

**WHEREAS**, the San Antonio Planning Commission has reviewed the Extraterritorial Jurisdiction Military Protection Areas Land Use Plan and found the plan to be consistent with City policies, plans, and regulations, therefore meeting all requirements; and,

**WHEREAS**, the San Antonio Planning Commission has reviewed the Extraterritorial Jurisdiction Military Protection Areas Land Use Plan and found the plan to be consistent with the recommendations of the most recent Joint Land Use Study; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood,

Community, and Perimeter Plans and the recommendations of the most recent Joint Land Use Study; **NOW THEREFORE;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Extraterritorial Jurisdiction Military Protection Areas Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby adopted for the use of approximately 42.66 square miles of land located in the ETJ of the City of San Antonio, within 5-miles around Camp Bullis / Camp Stanley and Lackland Air Force Base / Lackland Medina Training Annex, as presented in the attached maps.

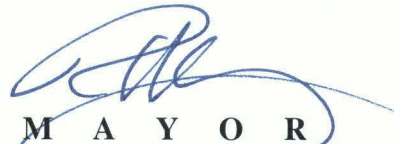
**SECTION 2.** The Extraterritorial Jurisdiction Military Protection Area Land Use Plan for the Camp Bullis ETJMPA is attached as **Attachment I**.

**SECTION 3.** The Extraterritorial Jurisdiction Military Protection Area Land Use Plan for the Lackland ETJMPA is attached as **Attachment II**.

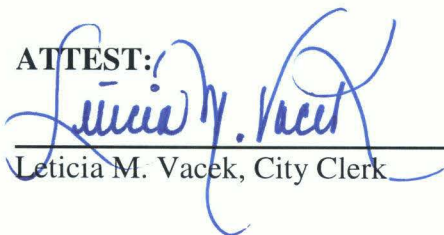
**SECTION 4.** A description of some of the properties are attached as **Exhibit "A"** and **Exhibit "B"** and made a part hereof and incorporated here in for all purposes.

**SECTION 5.** This ordinance shall become effective immediately on passage with eight affirmative votes; otherwise it shall become effective on September 29, 2019.

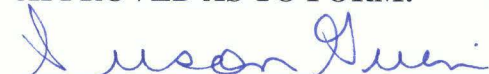
**PASSED AND APPROVED** on this 19<sup>th</sup> day of September, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney









## **EXHIBIT A**

Land Use: Urban Mixed Use





86.354 Acres  
(3,761,586 Sq. Ft.)  
2220-118xx\_ex1.dwg

FN. No. 2220-118xx-1  
June 13, 2019  
JOB NO. 2220-118xx.913

#### FIELD NOTE DESCRIPTION –

Being a 86.354-acre tract of land situated within the ETJ of the City of San Antonio, Bexar County, Texas, and being all of that certain called 22.086-acre tract of land conveyed to Lone Star Growers, L.P. by deed of record in Volume 9397, Page 257 of the Official Public Records of Bexar County, Texas together with a portion of that certain called 299.1-acre tract of land described as "Tract I" of that certain Deed of Trust and Assignment of Rents and Leases for the benefit of Wells Fargo Bank, N.A. and filed for record as "Exhibit A" in Document No. 20190080687 of the Official Public Records of Bexar County, Texas; said 86.354 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone;

**Beginning**, at the northerly end of a cut-back corner at the intersection of the southwesterly right-of-way line of F.M. 143, a variable width public right-of-way, and the easterly right-of-way line of Cagnon Road, also a variable width right-of-way, being the most northerly, northwest corner of the said called 299.1 acres;

**Thence**, along the said southwesterly right-of-way line of F.M. 143 with the northerly lines of the said 299.1 and 22.086-acre tracts of land, the following courses and distances:

S 89° 37' 53" E, 634.84 feet, to an angle point;

S 84° 17' 13" E, 301.17 feet, to an angle point;

S 76° 46' 36" E, 737.36 feet, to an angle point;

S 77° 23' 27" E, 49.06 feet, to a point for the northeast corner of the said 299.1-acre tract and the northwest corner of the said 22.086 acres for an angle point;

S 79° 25' 45" E, 916.13 feet, to an angle point;

S 79° 06' 11" E, 85.79 feet, to an angle point;

S 83° 41' 28" E, 100.94 feet, to a point for the northeast corner of the said 22.086 acres and the northeast corner of the herein described tract of land;

**Thence**, S 00° 03' 13" W, with the easterly line of the said 22.086 acres, 792.20 feet to an angle point;

**Thence**, S 89° 55' 11" W, with the southerly line of the said 22.086 acres, 1,083.16 feet to a point in the easterly line of the said 299.1 acres and the southwest corner of the said 22.086 acres for an angle point;

**Thence**, S 00° 00' 20" W, with the easterly line of the said 299.1 acres, 438.46 feet to a calculated point for the southeast corner of the herein described tract of land;

**Thence**, N 89° 59' 40" W, crossing the said 299.1 acres, 1,818.22 feet to a calculated point in the easterly right-of-way line of Cagnon Road for the southwest corner of the herein described tract of land;

**Thence**, with the easterly right-of way line of Cagnon Road and the westerly line of the said 299.1 acres, the following courses and distances:

N 00° 19' 58" W, 68.00 feet to a point at the beginning of a non-tangent curve to the left;

Along the arc of said curve to the left, with a central angle of 20° 41' 39", a radius of 910.00 feet, and a chord which bears N 10° 01' 09" E, 326.89 feet, for a total arc distance of 328.67 feet to point of tangency;

N 00° 19' 40" W, 693.84 feet to an angle point;

N 00° 04' 31" W, 299.97 feet to an angle point;

N 00° 19' 12" W, 190.74 feet to a point at the south end of a cut-back at the intersection of the easterly right-of-way line of Cagnon Road and the southwesterly right-of-way line of said F.M. 143 for an angle point;

**Thence**, N 44° 44' 18" E, with said cut-back line, 93.44 feet to the **Point of Beginning**, containing 86.354 acres (3,761,586 square feet) of land, more or less.

Note: "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."

Note: An exhibit of even date accompanies this description (Sheet 4 of 4)



6/19/19  
DATE

Hal B. Lane, III  
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Stantec Consulting Services, Inc.  
70 NE Loop 410, Suite 1100  
San Antonio, Texas 78216  
210/525-9090  
TBPLS Firm No.: 10194228





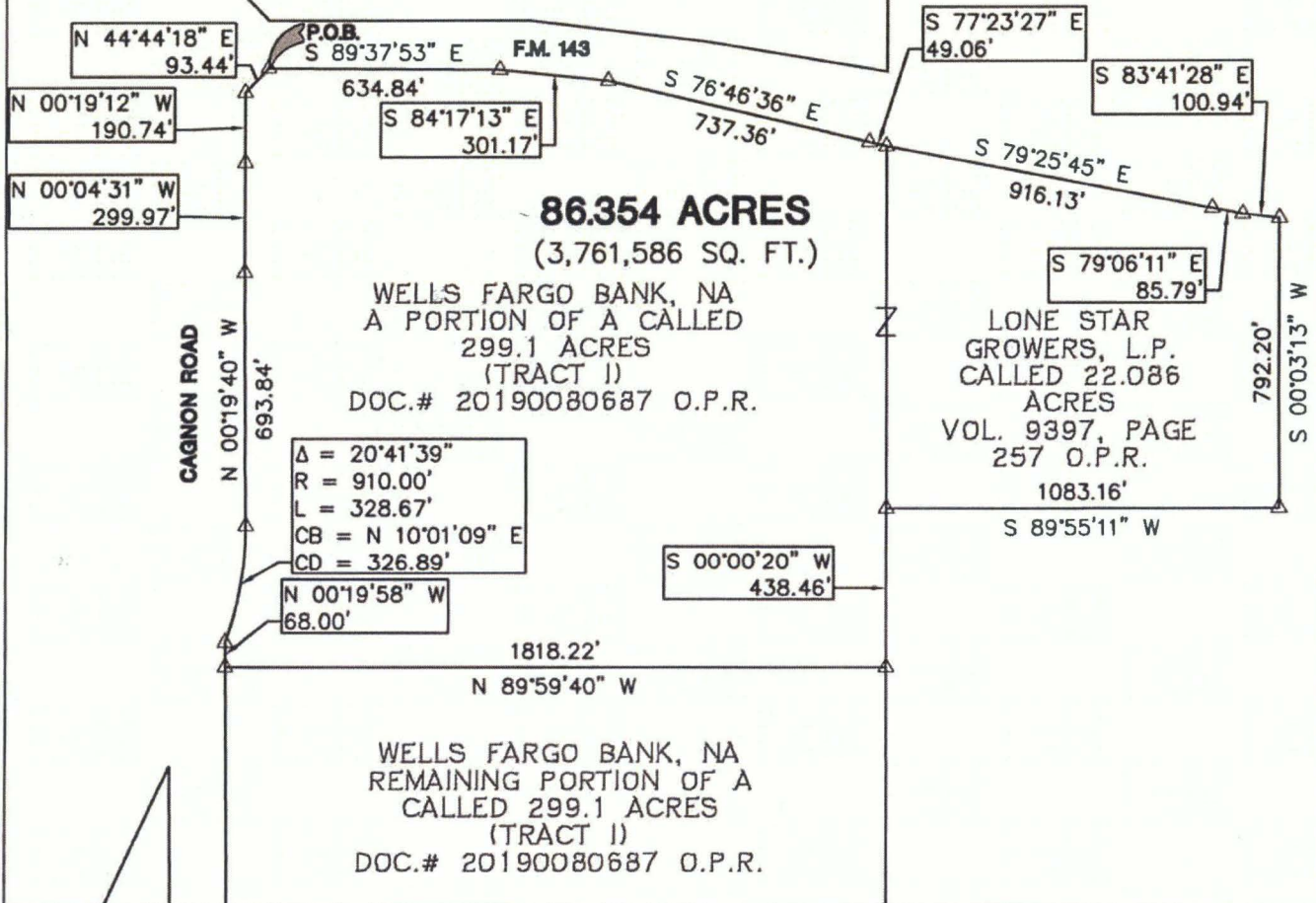
# LEGEND

△ CALCULATED POINT  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

0 250 500 750 1000  
1"=500'



WELLS FARGO BANK, NA  
REMAINING PORTION OF A  
CALLED 80.81 ACRES  
(TRACT II)  
DOC.# 20190080687 O.P.R.



**Stantec**

70 NE Loop 410, Suite 1100  
San Antonio, TX 78216  
Tel. (210) 525-9060 Fax (210) 525-0529  
TBPLS # F-10194228  
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## SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 86.354-ACRE, PROPOSED ZONING DISTRICT BEING ALL OF THAT CERTAIN CALLED 22.086 ACRES RECORDED IN VOL. 9397, PG. 257 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH A PORTION OF THAT CERTAIN CALLED 299.1 ACRES DESCRIBED IN "EXHIBIT A" OF DOC. # 20190080687 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PROPOSED  
URBAN LOW DENSITY  
ZONING DISTRICT

SHEET 4 OF 4

DATE: 6/13/2019

SCALE: 1"=500'

DRAWN BY: STB

FILE: 2220-118XX\_EX 1

PROJECT No.: 2220-118XX.913

## **EXHIBIT B**

Land Use: Low Density Residential





24445EXH ZONING.dwg

COUNTY OF BEXAR  
STATE OF TEXAS

76.01 ACRE TRACT  
ZONING EXHIBIT

PROJ. 24445.00  
SEPT. 10, 2019

***METES AND BOUNDS DESCRIPTION of a 76.01 acre tract of land situated within the John Barber Survey No. 63, Abstract 53, County Block 4311, Bexar County, Texas and being out of that certain 568.10 acre tract conveyed unto Medina Lago Ranch, Ltd. by warranty deed recorded in Volume 13763, Page 1111, Bexar County Official Public Records, and corrected in Volume 13897, Pages 1318 and 1324 (bearing basis herein); in all, said 76.01 acre tract of land being more particularly described as follows:***

**COMMENCING** on the east line of Loop 1604 (State Highway) coincident with the common northwest corner of a 317.585 acre tract conveyed unto Medina Robles, LLC by warranty deed recorded in Volume 17736, Page 1357, said Official Public Records and a west corner of said 568.10 acre tract;

**THENCE**, along the common line of said 371.585 acre tract and said 568.10 acre tract, the following courses:

North 89° 44' 58" East, 3,187.73 feet,  
South 0° 15' 10" East, 1,338.28 feet,  
South 0° 18' 03" East, 1,106.68 feet, and  
South 0° 11' 20" East, 396.89 feet for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, across said 568.10 acre tract, South 48° 03' 38" East, 1,824.80 feet to the common west line of a 51.88 acre tract conveyed unto Oscar H. Speegle, et al by warranty deed recorded in Volume 17184, Page 701, said Official Public Records and the east line of said 568.10 acre tract for the northeast corner of the herein described tract of land;

**THENCE**, along said common line, South 0° 10' 17" East, 2,444.88 feet to a point on the north bank of the Medina River for the southeast corner of the herein described tract of land;

**THENCE**, across said 568.10 acre tract, North 48° 03' 38" West, 1,833.58 feet to the common southeast corner of said 371.585 acre tract and a south reentrant corner of said 568.10 acre tract for the southwest corner of the herein described tract of land;

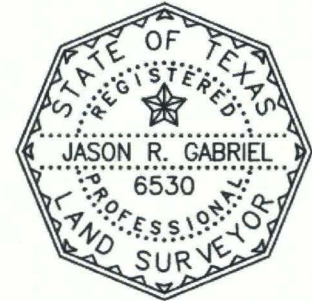
**THENCE**, along the common line of said 371.585 acre tract and said 568.10 acre tract the following courses:

North 2° 34' 00" East, 113.47 feet,  
North 0° 07' 42" West, 1,707.26 feet, and  
North 0° 11' 20" West, 618.39 feet to the **POINT OF BEGINNING**.

Containing, in all, 76.01 acres or 3,310,860 square feet of land.  
Bearings are based on Volume 13763, Page 1111, OPR.



This metes and bounds description of a 76.01 acre tract is for zoning and planning purposes only. This document and the accompanying zoning exhibit of same project number, 24445.00 and date, September 10, 2019 was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes; further, under 22 TAC §663.21, this document 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.



Jason R. Gabriel, RPLS  
Texas No. 6530