

ORDINANCE

2021-06-03-0418

**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 19.048 acres out of NCB 15825 from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 UC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District.

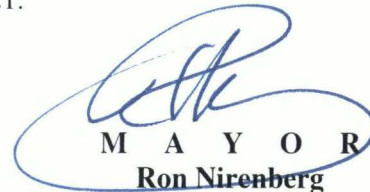
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 13, 2021.


PASSED AND APPROVED this 3rd day of June, 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

June 03, 2021

Item: Z-14

File Number: 21-3869

Enactment Number:

2021-06-03-0418

ZONING CASE Z-2021-10700025 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 UC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 19.048 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Sandoval, Pelaez, Courage and Perry

Absent: 2 Gonzales and Cabello Havrda

SG
06/03/2021
Item No. Z-14

Exhibit “A”



METES AND BOUNDS DESCRIPTION
FOR
ZONING CHANGE

A 19.048 acre, or 829,748 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 19.048 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 the northeast corner of Lot 1, Block 14, CST #1840 Subdivision recorded in Volume 9709, Page 177 of the Deed and Plat Records of Bexar County, Texas, on the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way dedicated in Volume 9589, Page 159 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 64°48'03" W, departing the west right-of-way line of said Vance Jackson Road, with the north line of said Lot 1, Block 14, a distance of 227.00 feet to a point;

THENCE: S 24°34'20" W, continuing with the north line of said Lot 1, Block 14, a distance of 47.86 feet to the northeast corner of said Lot 1, Block 14;

THENCE: Over and across said 304.560 acre tract, the following bearings and distances:

N 25°11'57" W, a distance of 45.56 feet to a point;

S 64°48'03" W, a distance of 58.50 feet to a point;

S 68°13'02" W, a distance of 832.32 feet to a point on the east line of Lot 1, Block 1, I.H. 10 Apartments Subdivision recorded in Volume 9641, Page 128 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the east and north lines of said Lot 1, Block 1, the following bearings and distances:

N 00°59'14" W, a distance of 270.17 feet to a point;

S 87°59'18" W, a distance of 287.02 feet to a point;

19.048 Ac.
Job No.: 7976-00
Page 2 of 3

N 04°29'54" E, a distance of 562.66 feet to a point;
S 87°59'18" W, a distance of 98.57 feet to the southeast corner of Lot 25, Block 1, NCB 14858, Presidio Commercial Subdivision recorded in Volume 20001, Pages 1004-1006 of the Plat Records of Bexar County, Texas;

THENCE: N 12°31'28" W, departing the north line of said Lot 1, Block 1, with the east line of said Lot 25, a distance of 89.29 feet to the southwest 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 88°36'52" E, departing the east line of said Lot 25, with the south line of said Lot 19, a distance of 503.15 feet to a point;

THENCE: N 21°52'55" E, continuing with the south line of said Lot 19, a distance of 42.21 feet to the southeast corner of said Lot 19;

THENCE: Over and across said 304.560 acre tract, the following courses:

S 51°39'45" E, a distance of 70.00 feet to a point;

S 71°06'39" E, a distance of 270.21 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 652.50 feet, a central angle of 26°39'41", a chord bearing and distance of S 84°26'29" E, 300.90 feet, for an arc length of 303.63 feet to a point;

N 82°13'40" E, a distance of 192.78 feet to a point on the west right-of-way line of said Vance Jackson Road;

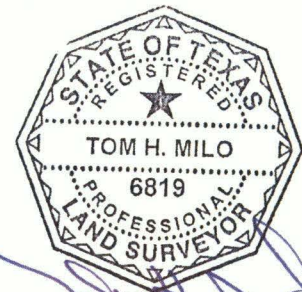
THENCE: Southeasterly, with the west right-of-way line of said Vance Jackson Road, along a non-tangent curve to the left, said curve having a radius of 1043.00 feet, a central angle of 19°39'54", a chord bearing and distance of S 15°22'00" E, 356.22 feet, for an arc length of 357.98 feet to a point;

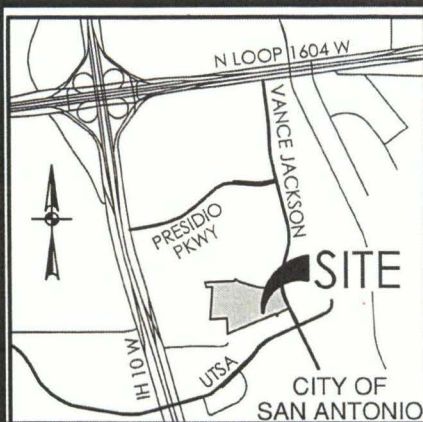
19.048 Ac.
Job No.: 7976-00
Page 3 of 3

THENCE: S 25°11'57" E, continuing with the west right-of-way line of said Vance Jackson Road, a distance of 50.66 feet to the POINT OF BEGINNING and containing 19.048 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 19.048 AC.docx





LOCATION MAP

NOT-TO-SCALE

LINE TABLE

LINE	BEARING	LENGTH
L1	S64°48'03"W	227.00'
L2	S24°34'20"W	47.86'
L3	N25°11'57"W	45.56'
L4	S64°48'03"W	58.50'
L5	N12°31'28"W	89.29'
L6	N21°52'55"E	42.21'
L7	S51°39'45"E	70.00'



PAPE-DAWSON ENGINEERS

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

LEGEND:

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

LOT 25
BLOCK 1
NCB 14858
PRESIDIO COMMERCIAL
SUBDIVISION
(VOL. 20001, PGS.
1004-1006, PR)

LOT 19
BLOCK 1
CT PRESIDIO SUBDIVISION
PHASE II
(VOL. 9681, PG. 21, DPR)

LOT 1
BLOCK 1
I.H. 10 APARTMENTS
SUBDIVISION
(VOL. 9641,
PG. 128 DPR)

ANSELMO PRU SURVEY NO. 20
ABSTRACT 574
N.C.B. 15825

REMAINING PORTION OF
304.560 ACRE TRACT
OWNER: GALLERIA
VENTURES LIMITED
(VOL. 8775, PG. 605 OPR)

19.048 ACRES
(829,748 SQ. FT. MORE OR LESS)

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.



SCALE: 1" = 200'

APPROX. ORIGINAL SURVEY LINE
NOT FIELD LOCATED

GFA WREDE
SURVEY NO. 292
ABSTRACT 809

R=1,043.00'
Delta=19°39'54"
CB=S15°22'00"E
CD=356.22'
L=357.98'

P.O.B.

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

EXHIBIT OF
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JANUARY 2021

SHEET 1 OF 1
JOB No.: 7976-00

REFERENCE: 12336-00