

ORDINANCE

2021-06-03-0419

**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 3.739 acres out of NCB 15825 from "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-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.

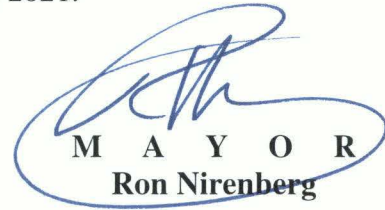
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
06/03/2021  
# Z-15

CASE NO. Z-2021-10700026

SECTION 5. This ordinance shall become effective June 13, 2021.


PASSED AND APPROVED this 3<sup>rd</sup> 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-15**

**Enactment Number:**

**File Number: 21-3898**

**2021-06-03-0419**

ZONING CASE Z-2021-10700026 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 3.739 acres out of NCB 15825, generally located in the 5000 Block of UTSA Boulevard. 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

# Exhibit “A”





METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 3.628 acre, or 158,022 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, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 3.628 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 at the northeast corner of Lot 3, Block 12, Celltex Subdivision recorded in Volume 9598, Page 120 of the Deed and Plat Records of Bexar County, Texas, and a west line of the remaining portion of said 304.560 acre tract, a distance of 299.87 feet to the northeast corner of said Lot 3, on the south right-of-way line of Pecan Springs, a variable width public right-of-way;

**THENCE:** Northeasterly, with the south right-of-way line of said Pecan Springs, along a non-tangent curve to the left, said curve having a radius of 90.00 feet, a central angle of 10°41'03", a chord bearing and distance of N 86°31'28" E, 16.76 feet, for an arc length of 16.78 feet to a point;

**THENCE:** Departing said south right-of-way line, over and across said remaining portion of said 304.560 acre tract the following courses:

N 87°59'18" E, a distance of 64.15 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 33°19'17", a chord bearing and distance of N 71°19'39" E, 74.54 feet, for an arc length of 75.60 feet to a point;

N 54°40'00" E, a distance of 164.46 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 187.50 feet, a central angle of 10°36'57", a chord bearing and distance of S 49°50'53" E, 34.69 feet, for an arc length of 34.74 feet to a point;

S 55°09'21" E, a distance of 358.85 feet to a point on the north right-of-way line of U.T.S.A. Boulevard, an 86-foot public right-of-way dedicated in Volume 9546, Page 204 of the Deed and Plat Records of Bexar County, Texas;

Exhibit "A"

Job No. 7976-00  
3.628 Acres  
Page 2 of 2

THENCE: Along and with said north right-of-way line, same being the south line of said remaining portion of said 304.560 acre tract, a common line, the following courses;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 15.07 feet, a central angle of 20°24'09", a chord bearing and distance of S 27°36'44" W, 5.34 feet, for an arc length of 5.37 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 09°08'38", a chord bearing and distance of S 42°27'28" W, 104.74 feet, for an arc length of 104.85 feet to a point;

S 47°01'47" W, a distance of 325.26 feet to the east corner of that parcel of land zoned "MF-50", and being a common line;

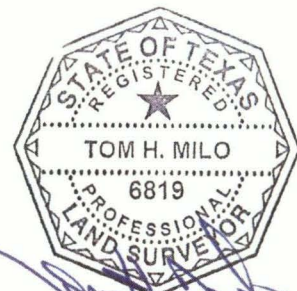
THENCE: N 34°30'13" W, departing said right-of-way, along and with said common line, over and across said remaining portion of said 304.560 acre tract, a distance of 382.72 feet to a point;

THENCE: S 63°19'54" W, continuing along said common line, over and across said remaining portion of said 304.560 acre tract, a distance of 83.20 feet to a point on the east line of said Lot 3, and a west line of the remaining portion of said 304.560 acre tract, a common line;

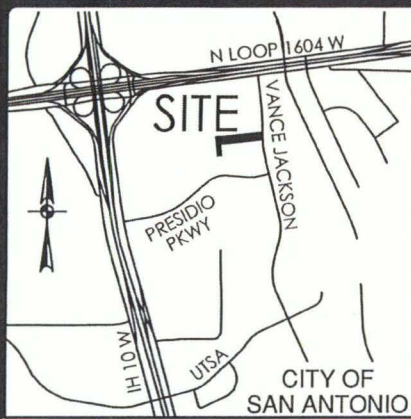
THENCE: N 01°53'31" W, along and with said common line, a distance of 130.88 feet to the POINT OF BEGINNING and containing 3.628 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 by Pape-Dawson Engineers, 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: March 02, 2021  
JOB NO. 7976-00  
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN\_ZN 3.628 AC.docx







## LOCATION MAP

NOT-TO-SCALE

PECAN SPRINGS  
(VARIABLE WIDTH PUBLIC R.O.W.)

P.O.B.

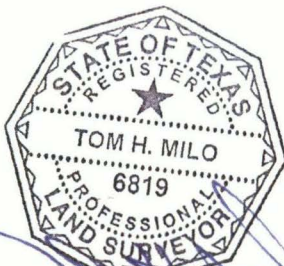
N01°53'31"W  
130.88'

LOT 3  
BLOCK 12  
N.C.B. 15825  
CELLTEX SUBDIVISION  
(VOL. 9598, PG. 120 D.P.R.)

S63°19'54"W  
83.20'

REMAINING PORTION OF  
304.560 ACRE TRACT  
GALLERIA VENTURES,  
LIMITED  
(VOL. 8775,  
PG. 605 O.P.R.)

ZONED "MF-50"



**PAPE-DAWSON  
ENGINEERS**

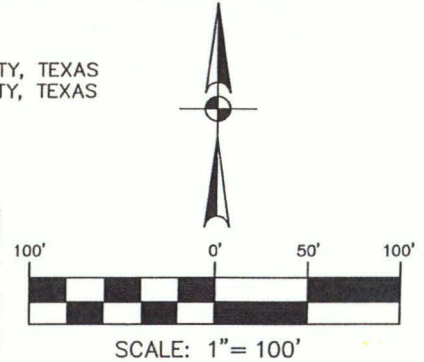
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

## LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

## 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" = 100'

LOT 2  
BLOCK 14  
CnP-SA  
N.C.B. 15825  
(VOL. 20001, PG. 851 PR)

ANSELMO PRU SURVEY NO. 20  
ABSTRACT 574

**3.628 ACRES**

(158,022 SQ. FT. MORE OR LESS)

"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."

U.T.S.A. BOULEVARD  
(86' PUBLIC R.O.W.)  
(VOL. 9546, PG. 204 DPR)

## CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	90.00'	10°41'03"	N86°31'28"E	16.76'	16.78'
C2	130.00'	33°19'17"	N71°19'39"E	74.54'	75.60'
C3	187.50'	10°36'57"	S49°50'53"E	34.69'	34.74'
C4	15.07'	20°24'09"	S27°36'44"W	5.34'	5.37'
C5	657.00'	9°08'38"	S42°27'28"W	104.74'	104.85'



METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 0.111 of an acre, or 4,819 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, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 0.111 of an 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 at the northeast corner of Lot 4, Block 12, The Well At UTSA Subdivision recorded in Volume 9697, Page 128 of the Deed and Plat Records of Bexar County, Texas, on the south line of Lot 3, Block 12, Celltex Subdivision recorded in Volume 9598, Page 120 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 88°09'21" E, with the south line of said Lot 3, and a north line of the remaining portion of said 304.560 acre tract, a common line, a distance of 28.94 feet to the northwest corner of that parcel of land zoned "MF-50";

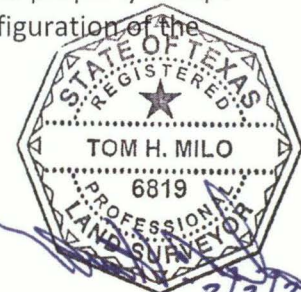
THENCE: S 15°57'59" E, departing said common line, along and with the east line of said zoned parcel, over and across said remaining portion of said 304.560 acre tract, a distance of 195.67 feet to a point on the east line of said Lot 4, and the west corner of said zoned parcel;

THENCE: N 48°18'07" W, along and with said east line, a distance of 48.95 feet to a point;

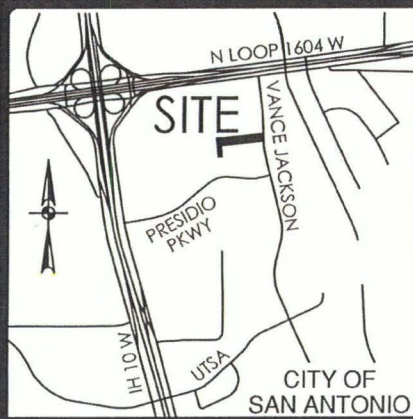
THENCE: N 16°37'59" W, continuing along said east line, a distance of 161.38 feet to the POINT OF BEGINNING and containing 0.111 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 by Pape-Dawson Engineers, 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: March 02, 2021  
JOB NO. 7976-00  
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN\_ZN 0.111 AC.docx







## LOCATION MAP

NOT-TO-SCALE

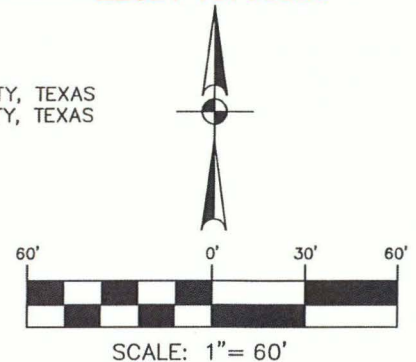
LOT 3  
BLOCK 12  
N.C.B. 15825  
CELLTEX SUBDIVISION  
(VOL. 9598, PG. 120 D.P.R.)

## LEGEND:

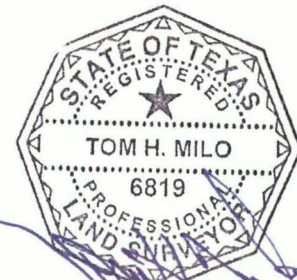
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

## 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.

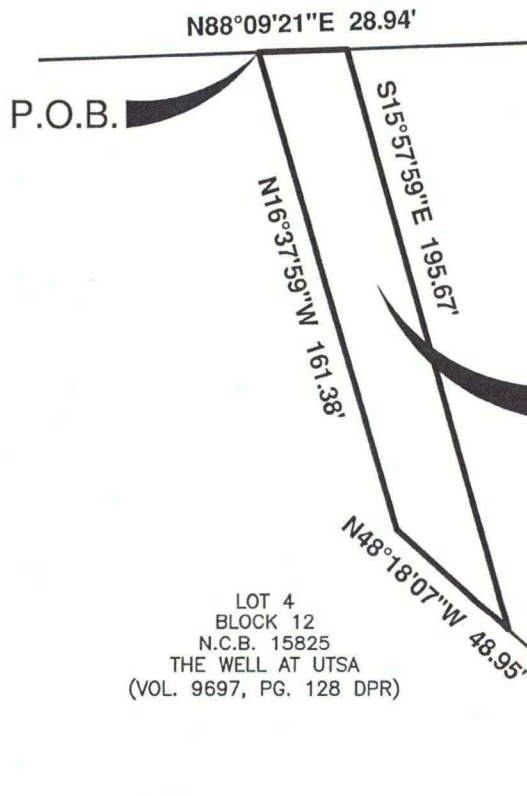


SCALE: 1" = 60'



REMAINING PORTION OF 304.560  
ACRE TRACT  
GALLERIA VENTURES, LIMITED  
(VOL. 8775, PG. 605 O.P.R.)

ZONED "MF-50"



LOT 4  
BLOCK 12  
N.C.B. 15825  
THE WELL AT UTSA  
(VOL. 9697, PG. 128 DPR)

**0.111 OF AN ACRE**  
(4,819 SQUARE FEET MORE OR LESS)

"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."

ANSELMO PRU SURVEY NO. 20  
ABSTRACT 574

**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 #10029800

**U.T.S.A. BOULEVARD**  
(86' PUBLIC R.O.W.)  
(VOL. 9546, PG. 204 DPR)

MARCH 2021

SHEET 1 OF 1  
JOB No.: 7976-00