

ORDINANCE 2022-06-16-0477

**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 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285, generally located at the intersection of University Way and Jaguar Parkway, from "FBZD MLOD-2 MLR-2" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "FBZD AHOD" Form Based Zoning District Airport Hazard Overlay District to "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MPCD AHOD" Master Planned Community 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.** The City council approves this Master Planned Community 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 4.** 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 5.** 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.

577-001-000-5505  
**SECTION 6.** This ordinance shall become effective June 26, 2022.


**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Zoning & Land Use Session Meeting June 16, 2022

18.

2022-06-16-0477

ZONING CASE Z-2022-107000109 (Council District 3 & 4): Ordinance amending the Zoning District Boundary from "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "FBZD AHOD" Form Based Zoning Airport Hazard Overlay District to "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285, generally located at the intersection of University Way and Jaguar Parkway. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval





**ZONING DESCRIPTION FOR  
A 179.94 ACRE TRACT  
CASE NUMBER Z-2022-10700109**

A **179.94 acre** tract of land situated in the Fernando Rodriguez Survey, Abstract 15, and the Samuel Wilson Survey No. 51, Abstract 804, C.B. 4005, C.B. 4283, C.B. 4284, and C.B. 4285, City of San Antonio, Bexar County, Texas, being the remainder of that called 293.27 acre tract of land as conveyed to Southstar at Verano Developer, LLC at Document No. 20200290004 in the Official Public Records (O.P.R.) of Bexar County, Texas and recorded November 30, 2020, and being a portion of University Way, a variable width right-of-way as described in Volume 9659, Pages 217-219 of the Deed and Plat Records (D.P.R.) of said county, said 179.94 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as a SET KFW) set for the southeast corner of said 293.27 acres, being in the westerly right-of-way line of Union Pacific Railroad, being in the north right-of-way line of Jaguar Boulevard/Verano Parkway, a 178' wide right-of-way as established by plat at Volume 9675, Pages 94-97 in Deed and Plat Records, Bexar County, Texas (D.P.R.), for the southeast corner of the tract described herein;

**THENCE:** along and with the south line of said 293.27 acres, the following five (5) courses:

1. **S 89°36'32" W**, a distance of **1483.74 feet** to a SET KFW for the southeast corner of that certain 8.00 acre tract of land previously surveyed by KFW Surveying (not yet recorded);
2. **N 00°23'18" W**, a distance of **769.41 feet** to a SET KFW;
3. **S 89°36'32" W**, a distance of **452.92 feet** to a SET KFW;
4. **S 00°23'18" E**, a distance of **769.41 feet** to a SET KFW for the southwest corner of said 8.00 acres;
5. **S 89°36'32" W**, a distance of **717.07 feet** to a found PK nail for the northeast corner of the intersection of Jaguar Boulevard/Verano Parkway and University Way, for a south corner of the tract described herein;

**THENCE:** over and across University Way, **S 89°37'32" W**, a distance of **116.02 feet** to a SET KFW;

**THENCE:** along and with the south line of that said 293.27 acres, being the north right-of-way line of Verano Parkway, **S 89°36'37" W**, a distance of **876.17 feet** to a point for the southwest corner of the tract described herein;

**THENCE:** over and across said 293.27 acres, the following seven (7) courses:

1. **N 44°33'19" E**, a distance of **28.26 feet** to a point;
2. **N 00°29'58" W**, a distance of **841.29 feet** to a point;
3. **N 45°29'58" W**, a distance of **21.21 feet** to a point;
4. **S 89°30'02" W**, a distance of **1399.73 feet** to a point for the beginning of a curve to the right;

5. With said curve to the **right** having an arc length of **321.36 feet**, a radius of **435.00 feet**, a delta angle of **42°19'38"** and a chord bearing and distance of **N 69°20'09" W, 314.10 feet** to a point;
6. **N 48°10'20" W**, a distance of **232.58 feet** to a point;
7. **S 87°51'14" W**, a distance of **28.79 feet** to a point for the beginning of a curve to the left, being in the west line of said 293.27 acres, being in the east right-of-way line of South Zarzamora Street, a variable width right-of-way, for the west corner of the tract described herein;

**THENCE:** along and with the west line of said 299.66 acres, being the east right-of-way line of South Zarzamora Street with said curve to the **left** having an arc length of **701.38 feet**, a radius of **1256.57 feet**, a delta angle of **31°58'51"** and a chord bearing and distance of **N 28°20'43" E, 692.31 feet** to a point for the west corner of the tract described herein;

**THENCE:** over and across said 293.27 acres, the following five (5) courses:

1. **N 89°11'17" E**, a distance of **2121.53 feet** to a point;
2. **N 00°25'00" W**, a distance of **240.91 feet** to a point;
3. **N 23°21'59" E**, a distance of **32.01 feet** to a point;
4. **S 66°37'58" E**, a distance of **32.71 feet** to a point;

**N 89°36'45" E**, a distance of **268.29 feet** to a point, being in the west right-of-way line of University Way;

**THENCE:** continuing the same course, crossing over University Way, a distance of **116.02 feet** to a ½" iron rod found with cap stamped DAM 5348 PC for the southwest corner of that called 14.705 acre tract of land as conveyed to Magravedun1, LLC at Volume 18306, Page 1672, O.P.R. and recorded January 12, 2017;

**THENCE:** continuing over and across said 293.27 acres, the following nine (9) courses:

1. **N 89°37'22" E**, a distance of **179.55 feet** to a ½" iron rod found with cap stamped DAM 5348 PC;
2. **N 89°35'30" E**, a distance of **109.44 feet** to a ½" iron rod found with cap stamped DAM 5348 PC;
3. **S 00°06'30" E**, a distance of **5.25 feet** to a ½" iron rod found with cap stamped DAM 5348 PC;
4. **S 00°25'00" E**, a distance of **225.87 feet** to a ½" iron rod found with cap stamped DAM 5348 PC;
5. **N 89°41'10" E**, a distance of **1066.14 feet** to a ½" iron rod found with cap stamped DAM 5348 PC for the southeast corner of said 14.705 acres;
6. **S 00°24'32" E**, a distance of **153.72 feet** to a calculated point;
7. **N 88°19'14" E**, a distance of **600.78 feet** to a SET KFW for the southwest corner of that called 24.79 acre tract of land save and excepted by document at Volume 12988, Page 651, O.P.R. and recorded on July 12, 2017;



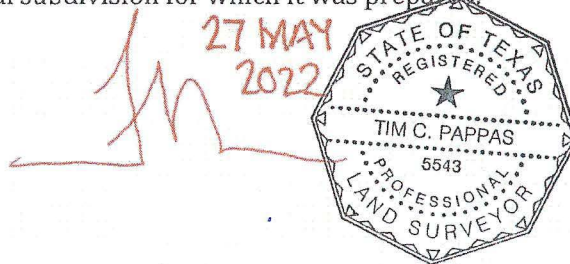
## Z2022-10700109

8. **N 88°03'50" E**, a distance of **901.63 feet** to a SET KFW for the southeast corner of said 24.79 acres;
9. **S 78°24'44" E**, a distance of **61.43 feet** to a point in the east line of said 293.27 acres, being in the west right-of-way line of Union Pacific Railroad, a one-hundred (100) foot right-of-way for the northeast corner of the tract described herein and for the beginning of a curve to the right;

**THENCE:** along and with the east line of said 293.27 acres, being the west line of said Union Pacific Railroad, with said curve to the **right** having an arc length of **66.48 feet**, a radius of **3769.84 feet**, a delta angle of **01°00'37"** and a chord bearing and distance of **S 08°05'46" W, 66.47 feet** to a ½" iron rod found;

**THENCE:** **S 08°36'05" W**, continuing along and with the east line of said 293.27 acres, being the west line of Union Pacific Railroad, a distance of **1614.43 feet** to the **POINT OF BEGINNING** and containing **179.94 acres** of land, more or less, situated in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone.

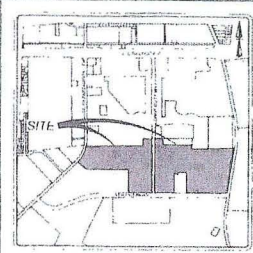
NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by KFW Engineers and Surveying, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Job No.:	19-036
Prepared by:	KFW Surveying
Date:	October 28, 2021
Revised Date:	May 27, 2022
File:	S:\Draw 2019\19-036 VIDA\DOCS\19-036 179.94 AC ZONING DESC SG 102821.doc

**Z-2022-10700109**

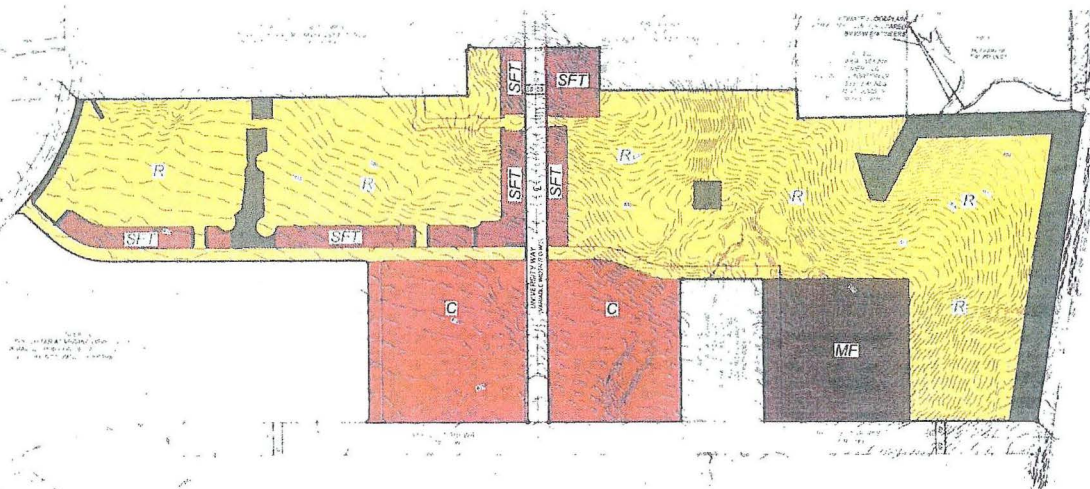
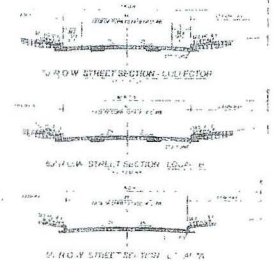
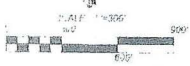
**Rezoning  
from "FBZD" Form Based Zoning District  
to "MPCD" Master Planned Community Development**



1. THE PROPOSED REZONING IS FOR THE SITE SHOWN ON THE ATTACHED MAP.
2. THE PROPOSED REZONING IS FROM FBZD TO MPCD.
3. THE PROPOSED REZONING IS FOR THE SITE SHOWN ON THE ATTACHED MAP.
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16. THE PROPOSED REZONING IS FROM FBZD TO MPCD.
17. THE PROPOSED REZONING IS FOR THE SITE SHOWN ON THE ATTACHED MAP.
18. THE PROPOSED REZONING IS FROM FBZD TO MPCD.
19. THE PROPOSED REZONING IS FOR THE SITE SHOWN ON THE ATTACHED MAP.
20. THE PROPOSED REZONING IS FROM FBZD TO MPCD.

**LEGEND**

- CORRIDOR
- HIGHWAY
- RAILROAD
- AIRPORT
- WATERWAY
- CENTERLINE



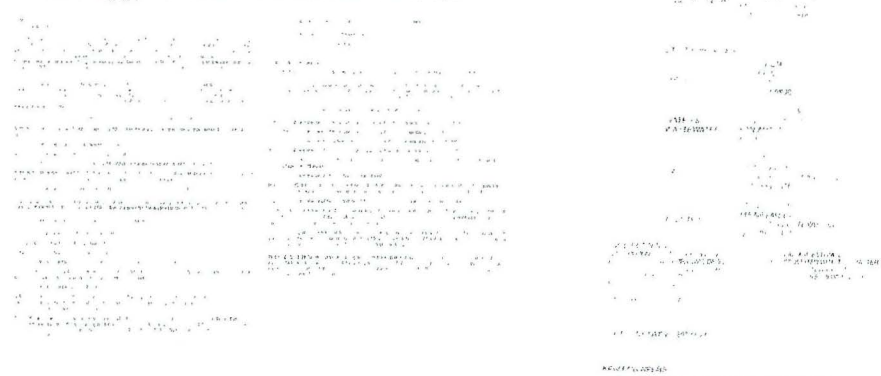
From: "FBZD" Form Based Zoning District  
To: "MPCD" Master Planned Community Development

**ZONING LEGEND**

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- MIXED-USE
- HIGH-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- SPECIAL DISTRICT
- UNZONED
- FUTURE DEVELOPMENT
- EXISTING DEVELOPMENT
- EXISTING HIGHWAY
- EXISTING RAILROAD
- EXISTING AIRPORT
- EXISTING WATERWAY
- EXISTING CENTERLINE

LAND	ACRES	LAND USE	PLANNING	TOTAL	DENSITY
1	10.15	RESIDENTIAL	MPD	10.15	10.15
2	1.00	COMMERCIAL	MPD	1.00	1.00
3	1.00	INDUSTRIAL	MPD	1.00	1.00
4	1.00	OFFICE	MPD	1.00	1.00
5	1.00	MIXED-USE	MPD	1.00	1.00
6	1.00	HIGH-DENSITY RESIDENTIAL	MPD	1.00	1.00
7	1.00	MEDIUM-DENSITY RESIDENTIAL	MPD	1.00	1.00
8	1.00	SINGLE-FAMILY RESIDENTIAL	MPD	1.00	1.00
9	1.00	SPECIAL DISTRICT	MPD	1.00	1.00
10	1.00	UNZONED	MPD	1.00	1.00
11	1.00	FUTURE DEVELOPMENT	MPD	1.00	1.00
12	1.00	EXISTING DEVELOPMENT	MPD	1.00	1.00
13	1.00	EXISTING HIGHWAY	MPD	1.00	1.00
14	1.00	EXISTING RAILROAD	MPD	1.00	1.00
15	1.00	EXISTING AIRPORT	MPD	1.00	1.00
16	1.00	EXISTING WATERWAY	MPD	1.00	1.00
17	1.00	EXISTING CENTERLINE	MPD	1.00	1.00

**VIDA - MASTER PLANNED COMMUNITY DISTRICT PLAN**



DATE: 11/16/2022 PREPARATION: NOVEMBER 2022

**Exhibit "B"**