

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

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 10.58 acres out of CB 4727 from “OCL MSAO-1” Outside City Limits Military Sound Attenuation Overlay District, “RE MLOD-1 MLR-1 MSAO-1” Residential Estate Camp Bullis Military Lighting Overlay District Military Lighting Region 1 Military Sound Attenuation Overlay District, and “R-6 MLOD-1 MLR-1 MSAO-1” Residential Single-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 1 Military Sound Attenuation Overlay District to “PUD RM-4 MLOD-1 MLR-1 MSAO-1” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay District Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10 feet along east, south, and west boundaries and increased setback of 25 feet along north boundary.

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 Planned Unit Development 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.

SECTION 6. This ordinance shall become effective October 30, 2022.

PASSED AND APPROVED this 20th day October, 2022.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

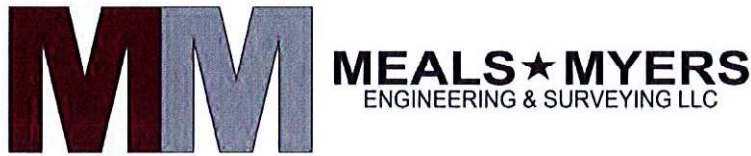
Andrew Segovia, City Attorney

DRAFT

EXHIBIT “A”

Field Notes

DRAFT



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
5.28 ACRE TRACT**

Being a 5.28 acre tract of land lying in the City of San Antonio Survey No. 409, Abstract No. 177, and the B. Sherrer Survey No. 409, Abstract No. 67, County Block 4727, Bexar County, Texas, said 5.28 acre tract being a portion of a 10.51 acre tract of land described in a Special Warranty Deed to Cathy Sue Hosek, recorded in Document No. 20210123523, Official Public Records of Bexar County, Texas; said 5.28 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found in the west right-of-way line of Heuermann Road for the northeast corner of the aforementioned 10.51 acre tract, the southeast corner of a 175 acre tract of land as described and recorded in Volume 7205, Page 549, Official Public Records of Bexar County, Texas, and the northeast corner of the herein described 5.28 acre tract, said point being the beginning of a non-tangent curve to the right, said curve having a radial bearing of S86°18'22"W, 347.26';

THENCE: along the northwest right-of-way line of the aforementioned Heuermann Road and the southeast line of the aforementioned 10.51 acre tract the following four (4) courses and distances:

an arc length of 237.45 feet with said curve to the right having a radius of 347.26 feet, a delta angle of 39°10'43", and a chord which bears S15°53'43"W, a distance of 232.86 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency,

S35°29'05"W, a distance of 43.78 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of curvature of a curve to the left,

an arc length of 213.92 feet with said curve to the left having a radius of 3,225.00 feet, a delta angle of 03°48'02", and a chord which bears S33°35'04"W, a distance of 213.88 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of reverse curvature of a curve to the right, and

an arc length of 152.66 feet with said curve to the right having a radius of 1,546.23 feet, a delta angle of 05°39'25", and a chord which bears S34°30'45"W, a distance of 152.60 feet to a 1/2" iron rod found for the southeast corner of said 10.51 acre tract, the northeast corner of a 3.202 acre tract of land as described and recorded in Volume 15381, Page 257, Official Public Records of Bexar County, Texas, and the southeast corner of the herein described 5.28 acre tract, said point also being the northeast corner of a 13' right-of-way dedication as depicted on the subdivision plat of Lot 2, Block 1 of the Ocho Rios Subdivision recorded in Volume 9644, Page 16, Deed and Plat Records of Bexar County, Texas;

THENCE: leaving the northwest right-of-way line of the aforementioned Heuermann Road, along the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned 3.202 acre tract, and the north line of the aforementioned Lot 2, Block 1, S89°47'29"W, a distance of 228.01 feet to a point for the most southerly southwest corner of the herein described 5.28 acre tract;

THENCE: leaving the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned 3.202 acre tract, and the north line of the aforementioned Lot 2, Block 1, N01°47'22"W, a distance of 418.46 feet to a point and N32°33'52"E, a distance of 128.40 feet to a point for an interior corner of the herein described 5.28 acre tract;

THENCE: N89°52'45"W, a distance of 492.76 feet to a point in the west line of the aforementioned 10.51 acre tract and an east line of a 24.768 acre tract of land as described and recorded in Volume 8814, Page 980, Official Public Records of Bexar County, Texas, for the most westerly southwest corner of the herein described 5.28 acre tract;

THENCE: along the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, N00°15'35"E, a distance of 25.09 feet to a 1/2" iron rod found in the south line of the aforementioned 175 acre tract for the northwest corner of said 10.51 acre tract, the most northerly northeast corner of said 24.768 acre tract, and the northwest corner of the herein described 5.28 acre tract;

THENCE: along the north line of the aforementioned 10.51 acre tract and the south line of the aforementioned 175 acre tract, S89°14'16"E, a distance of 853.71 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point, and N77°34'50"E, a distance of 107.45 feet to the **PLACE OF BEGINNING** and containing 5.28 acres of land.

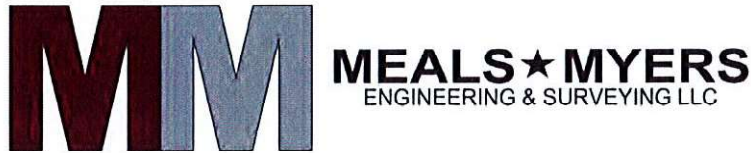
- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
 2. A survey drawing of even date accompanies this Field Note Description and is made a part hereof.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in March through April 2022.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #22035
April 20, 2022
PLM



STATE OF TEXAS
COUNTY OF BEXAR

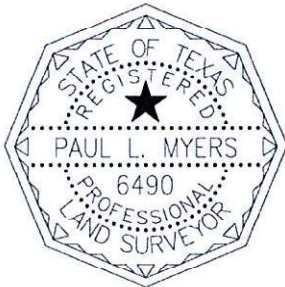
**FIELD NOTE DESCRIPTION
OF A
5.30 ACRE TRACT**

Being a 5.30 acre tract of land lying in the City of San Antonio Survey No. 409, Abstract No. 177 and the B. Sherrer Survey No. 409, Abstract No. 67, County Block No. 4727, Bexar County, Texas, said 5.30 acre tract being a portion of a 10.51 acre tract of land described in a Special Warranty Deed to Cathy Sue Hosek, recorded in Document No. 20210123523, Official Public Records of Bexar County, Texas; said 5.30 acre tract being more particularly described as follows:

- BEGINNING:** at a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southwest corner of the aforementioned 10.51 acre tract, the interior corner of a 24.768 acre tract of land as described and recorded in Volume 8814, Page 980, Official Public Records of Bexar County, Texas, and the southwest corner of the herein described 5.30 acre tract;
- THENCE:** along the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, N00°15'35"E, a distance of 529.12 feet to a point for the northwest corner of the herein described 5.30 acre tract;
- THENCE:** leaving the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, S89°52'45"E, a distance of 492.76 feet to a point for the northeast corner of the herein described 5.30 acre tract;
- THENCE:** S32°33'52"W, a distance of 128.40 feet to a point for an angle point of the herein described 5.30 acre tract;
- THENCE:** S01°47'22"E, a distance of 418.46 feet to a point in the south line of the aforementioned 10.51 acre tract and the north line of Lot 2, Block 1 of the Ocho Rios Subdivision as recorded in Volume 9644, Page 16, Deed and Plat Records of Bexar County, Texas, for the southeast corner of the herein described 5.30 acre tract;

THENCE: along the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned Lot 2, Block 1, and a north line of the aforementioned 24.768 acre tract, S89°47'29"W, a distance of 439.11 feet to the **PLACE OF BEGINNING** and containing 5.30 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
 2. This field note description is not intended to convey property. Its purpose is for rezoning purposes only.

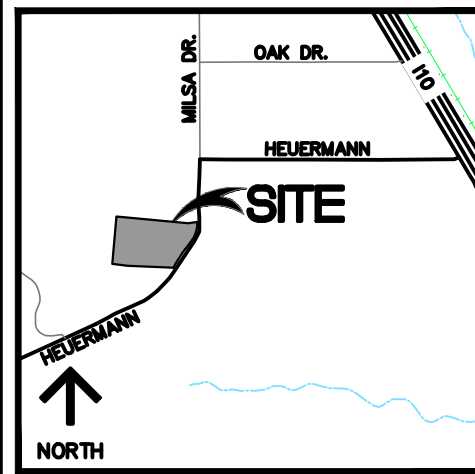



Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #22035
April 12, 2022
PLM

EXHIBIT “B”
Site Plan

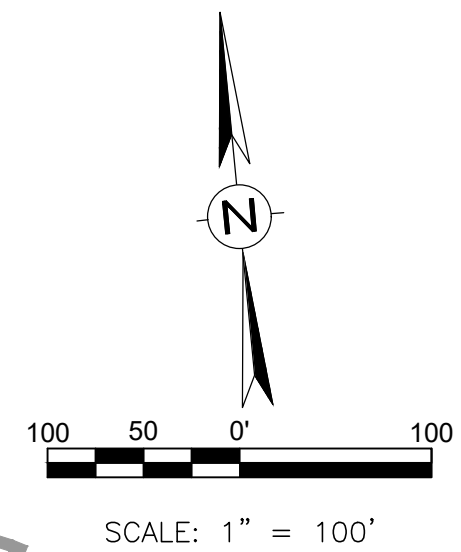
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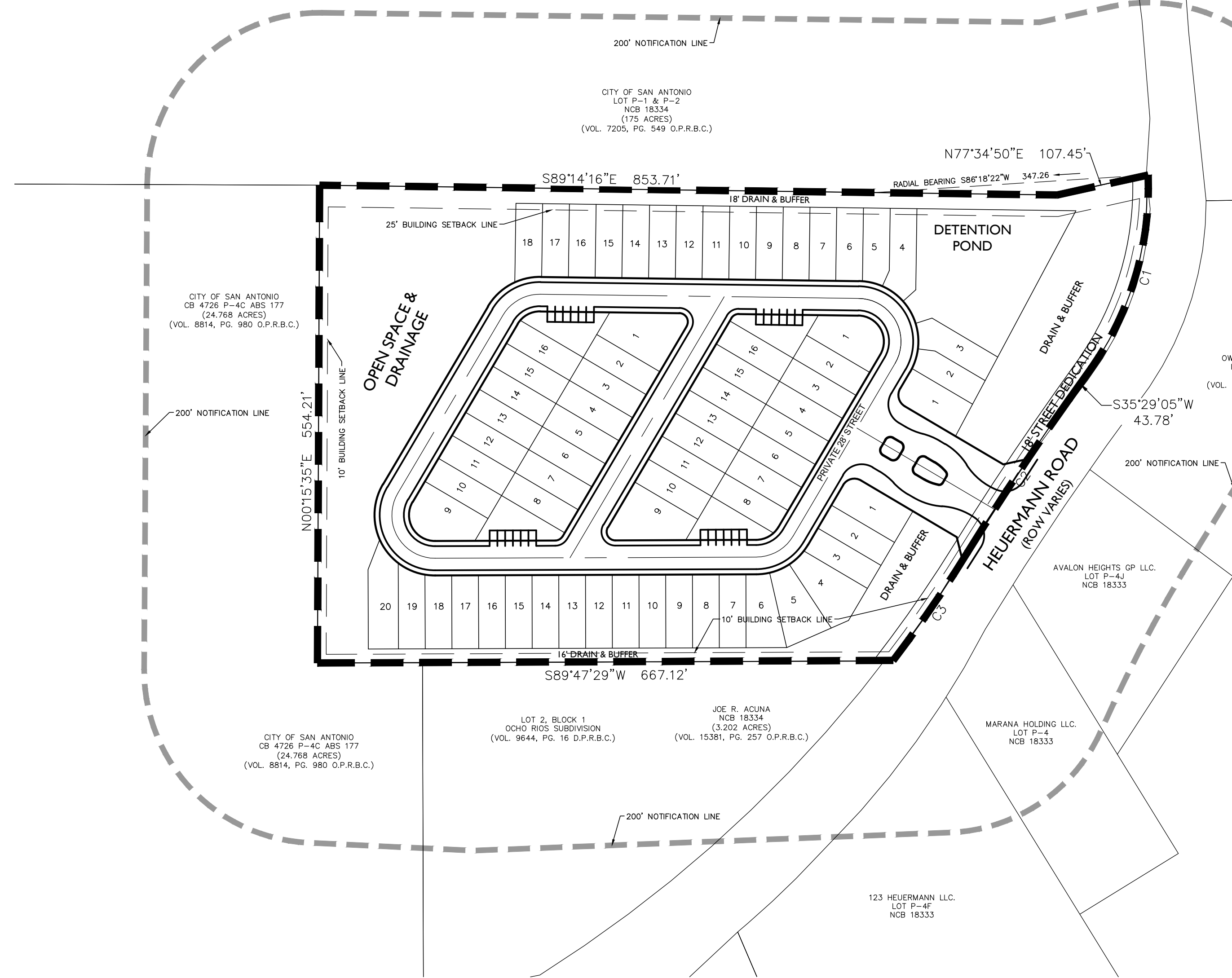
**Z2022-10700206
PUD**

Current Zoning: "OCL MSAO-1" Outside City Limits Military Sound Attenuation Overlay District, "RE MLOD-1 MLR-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District, and "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District

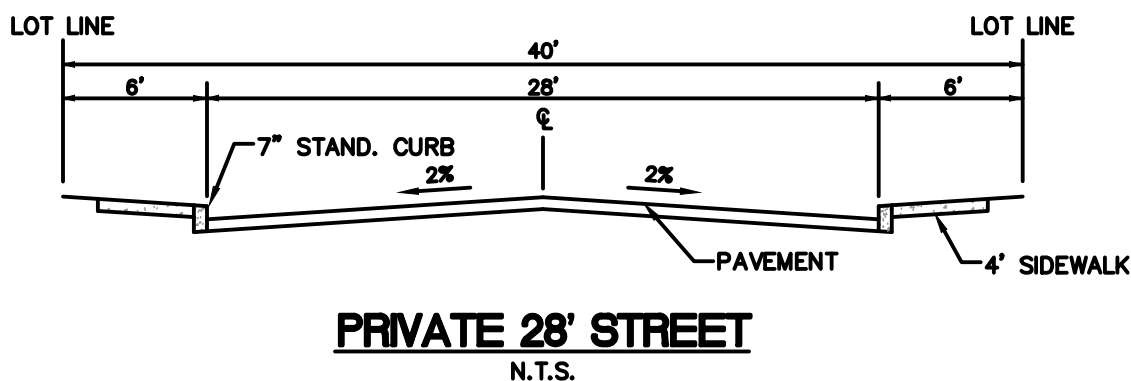
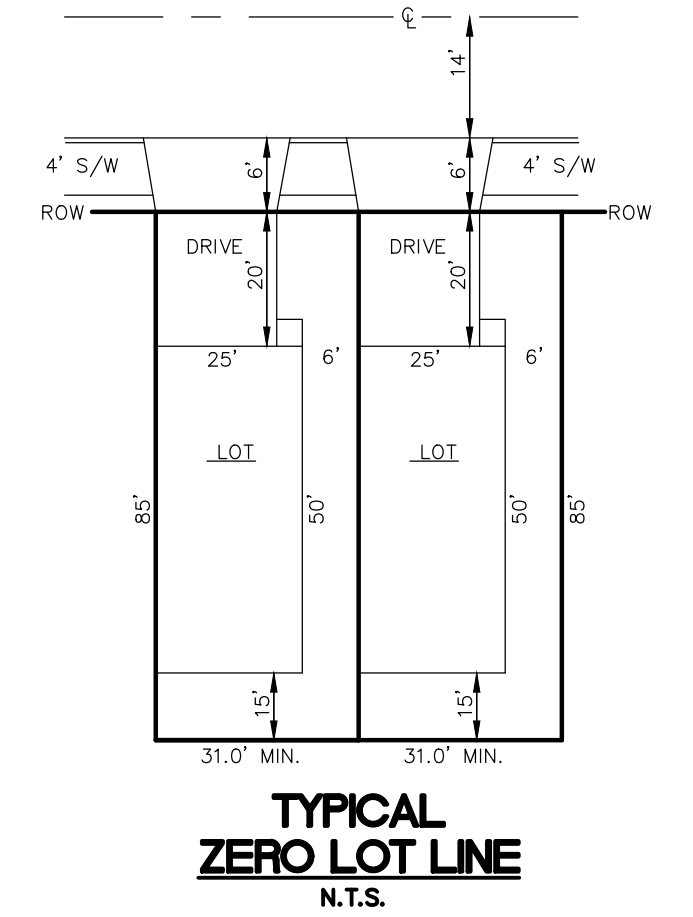
Requested Zoning: "PUD RM-4 MLOD-1 MLR-1 MSAO-1" Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10' along east, south, and west boundaries and increased setback of 25' along north boundary



PROPERTY OWNER TABLE			
BLOCK #	LOT #	OWNER INFO	DOCUMENT #
	P-1 & P-2	CITY OF SAN ANTONIO	394615
	P-4	CITY OF SAN ANTONIO	54414
1	2	JOE R. ACUNA	20150029608
	P-2 & P-18A	TYL HOLDINGS, LP	20140098727
		ELMAC, LTD.	20050046237
		AVALON HEIGHTS, GP. LLC	2020032237
		MARANA HOLDINGS, LLC.	20200198541
		123 HEUERMANN, LLC.	20170039952



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	237.45'	347.26'	39°10'43"	232.86'
C2	213.92'	3225.00'	3°48'02"	213.88'
C3	152.66'	1546.23'	5°39'25"	152.60'



I, MARTIN RICO, 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.

LEGAL DESCRIPTION:
A 10.579 ACRE TRACT OF LAND LYING IN THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, AND THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 67, COUNTY BLOCK 4727, BEXAR COUNTY, TEXAS, SAME BEING ALL OF A 10.51 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CATHY SUE HOSEK, RECORDED IN DOCUMENT NO. 20210123523, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LAND USE							
TOTAL ACRES	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA/UNIT	FLOOR AREA RATIO	TOTAL PASSIVE AREA	TOTAL RECREATIONAL AREA	TOTAL PARKING
10.6 ACRES	70 UNITS	6.60 UNITS / AC	1,215 S.F.	-	0.1 ACRES	0 ACRES	24 SPACES

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**FRIEDRICH HILLS PUD
CONCEPTUAL SITE PLAN**

SCALE: 1" = 100 DATE: JULY 2022
DRAWN BY: PDL REV. OCT 2022
SHEET
1 OF 1

Date: Oct 03, 2022, 3:22pm User ID: pablo.deluna File: \\C:\sif\1\public\JOBS\2022\122090 Heuermann 10 Acres_No Tax\Civil 3D\Eng\Heuermann PUD PLAN\FRIEDRICH HILLS PUD.dwg