

ORDINANCE

2022-10-20-0802

**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:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

47.

2022-10-20-0802

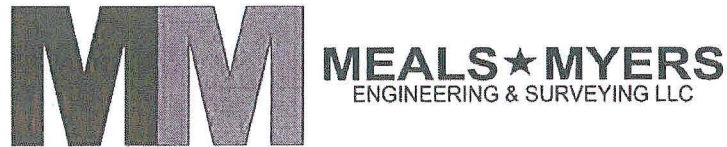
ZONING CASE ZONING-Z-2022-10700206 (ETJ – Closest to Council District 8): Ordinance assigning zoning to property currently located Outside the City Limits by applying “PUD RM-4 MLOD-1 MLR-1 MSAO-1” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District on 5.30 acres out of CB 4727, located at 7251 Heuermann Road, and amending the Zoning District Boundary from “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 to “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 on 5.28 acres out of CB 4727, located at 7251 Heuermann Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600077)

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

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

EXHIBIT “A”

Field Notes



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;

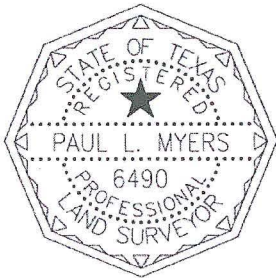
THENCE: leaving the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, S89°52'45"E, a distance of 492.76 feet to a point for the northeast corner of the herein described 5.30 acre tract;


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

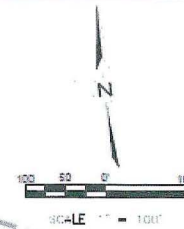
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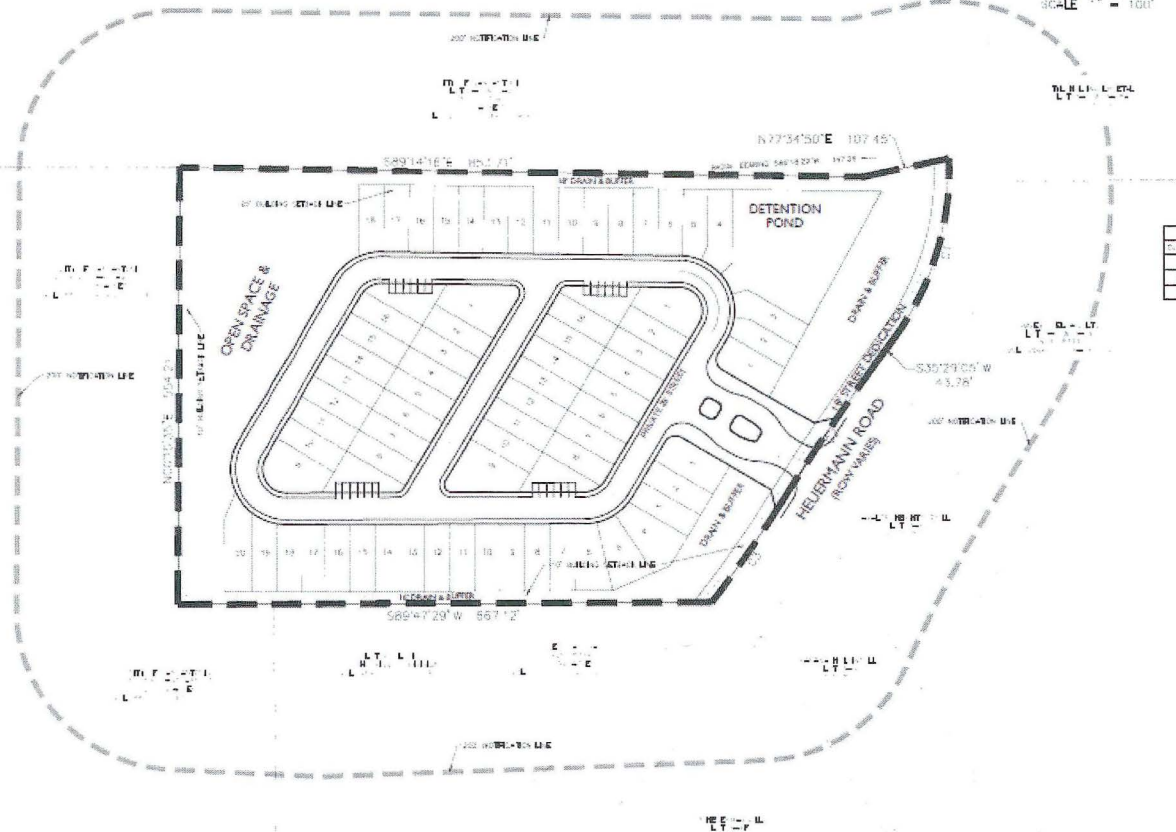
**Z2022-10700206
PUD**

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-8 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District

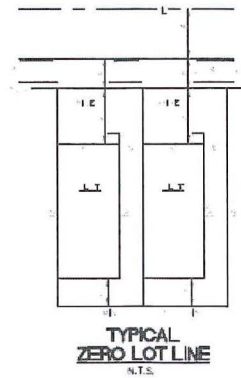
Requested Zoning: "PUD RM-4 MLOD-1 MLR-1 MSAO-1" Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10' along east, south, and west boundaries and increased setback of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



PROPERTY CORNER TABLE			
LINE #	LINE TYPE	LINE INFO	REMARKS
1	LINE 1	LINE 1	LINE 1
2	LINE 2	LINE 2	LINE 2
3	LINE 3	LINE 3	LINE 3
4	LINE 4	LINE 4	LINE 4
5	LINE 5	LINE 5	LINE 5
6	LINE 6	LINE 6	LINE 6
7	LINE 7	LINE 7	LINE 7
8	LINE 8	LINE 8	LINE 8
9	LINE 9	LINE 9	LINE 9
10	LINE 10	LINE 10	LINE 10

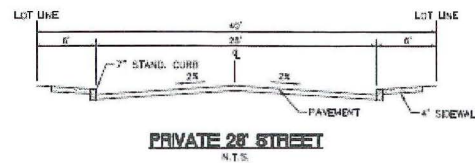


SITE TABLE					
LINE #	LINE TYPE	LINE INFO	REMARKS	LINE #	LINE TYPE
1	LINE 1	LINE 1	LINE 1	11	LINE 11
2	LINE 2	LINE 2	LINE 2	12	LINE 12
3	LINE 3	LINE 3	LINE 3	13	LINE 13
4	LINE 4	LINE 4	LINE 4	14	LINE 14
5	LINE 5	LINE 5	LINE 5	15	LINE 15
6	LINE 6	LINE 6	LINE 6	16	LINE 16
7	LINE 7	LINE 7	LINE 7	17	LINE 17
8	LINE 8	LINE 8	LINE 8	18	LINE 18
9	LINE 9	LINE 9	LINE 9	19	LINE 19
10	LINE 10	LINE 10	LINE 10	20	LINE 20



I, MARTIN RICO, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECORDING 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 RECORDING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBMISSION PLATING OR BUILDING PERMITS.

LEGAL DESCRIPTION:
A 10.579 ACRE TRACT OF LAND LYING IN THE CITY OF SAN ANTONIO SURVEY NO. 408, ABSTRACT NO. 777, AND THE 10 SHENNER SURVEY NO. 408, ABSTRACT NO. 57, 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 MOSEN, RECORDED IN DOCUMENT NO. 2021012352, 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	76 UNITS	6.80 UNITS / AC	1,210 S.F.	—	0.1 ACRES	0 ACRES	24 SPACES

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**FRIEDRICH HILLS PUD
CONCEPTUAL SITE PLAN**

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