

ORDINANCE 2022-12-15-1022

**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 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864, generally located in the 27000 Block of US Highway 281 North, from "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), and "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Carwash to "MF-18 GC-3 MLOD-1 MLR-2" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District.

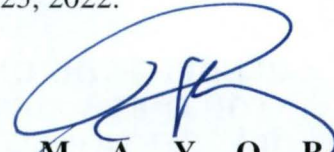
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 December 25, 2022.

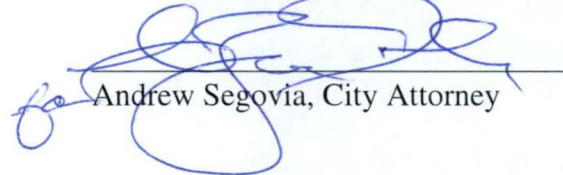
**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2022.

  
**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 December 15, 2022

28.

2022-12-15-1022

ZONING CASE Z-2022-10700301 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), and "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Carwash to "MF-18 GC-3 MLOD-1 MLR-2" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864, generally located in the 27000 Block of US Highway 281 North. Staff and Zoning Commission recommend Approval.

Councilmember Bravo moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Gallagher
<b>Absent:</b>	McKee-Rodriguez, Sandoval



# **EXHIBIT “A”**

Z-2022-10700301



## EXHIBIT "A"

## FIELD NOTES

Field notes of a 37.731 acre tract of land situated in Bexar County, Texas and being out of the T.J. Robinson Survey No. 486, Abstract 637, County Block 4862, and the Guadalupe College Survey No. 416, Abstract 266, County Block 4864, and the Guadalupe College Survey No. 415, Abstract 268, County Block 4864, and being part of that 39.928 acre tract conveyed to George J. Abdo, M.D., as described in Volume 7609, Page 649, and part of that 6.004 acre tract and that 6.003 acre tract both conveyed to Solomon Abdo and A.L. Hernden, called Tract 1 and Tract 2 and described in Volume 2644, Page 1509, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the west line of U.S. Highway 281 at its intersection with a cut off line at the north line of Borgfeld Road according deed to the State of Texas recorded in Volume 11442, Page 744, being the southeast corner of this tract.

Thence S 68° 56' 56" W. 56.40 feet along said cut off line to a 1/2" iron rod set in the northeast line of Borgfeld Road, for a corner.

Thence along the northeast line of Borgfeld Road, according to Volume 11442, Page 744, Volume 13680, Page 254, and Volume 7827, Page 938, as follows:

N 45° 23' 12" W. 162.10 feet to a 1/2" iron rod set at an angle point.  
 N 42° 03' 07" W. 53.42 feet to a 1/2" iron rod set at an angle point.  
 N 38° 12' 59" W. 88.69 feet to a 1/2" iron rod set at an angle point.  
 N 42° 36' 34" W. 100.99 feet to a 1/2" iron rod set at an angle point.  
 N 39° 09' 14" W. 207.41 feet to a 1/2" iron rod found at an angle point.  
 N 37° 35' 49" W. 195.34 feet to a 1/2" iron rod set in the north line of said 6.004 acre tract, being a west corner of this tract.

Thence along the north line of said 6.004 acre tract, being the south line of a 69.01 acre tract described in Document No. 20160092325, as follows:

N 83° 45' 37" E. 115.34 feet to a 1/2" iron rod set at an angle point.  
 N 82° 51' 50" E. 476.82 feet to a 1/2" iron rod found at fence corner at an angle point in said 6.004 acre tract, being the southwest corner of said 39.928 acre tract, the southeast corner of said 69.01 acre tract, and being an interior corner of this tract.

Thence with fence along the west line of said 39.928 acre tract, being the east line of said 69.01 acre tract, as follows:

N 00° 09' 25" E. 554.10 feet to a 1/2" iron rod found at an angle point.  
 N 00° 43' 51" W. 1231.11 feet to a 1/2" iron rod found at an angle point.  
 N 03° 02' 22" E. 82.02 feet to a 1/2" iron pin found at the northwest corner of said 39.928 acre tract and this tract.

Z-2022-10700301



39.928 acres continued...

Thence with fence along the north line of said 39.928 acre tract, as follows:

N 87° 45' 23" E. 336.35 feet to a 1/2" iron rod set at an angle point.

S 89° 56' 59" E. 230.15 feet to a 1/2" iron rod set at an angle point.

S 89° 15' 59" E. 412.32 feet to a 1/2" iron rod set at an angle point.

N 89° 35' 30" E. 149.01 feet to a 1/2" iron rod set in the west line of U.S. Highway 281 at the northeast corner of this tract, from said corner a Type III TxDOT monument bears N 23° 56' 52" E. 921.01 feet.

Thence S 23° 56' 52" W. at 2060.10 feet pass a Type III TxDOT monument found in the north line of said 6.004 acre tract, to a total distance of 2779.69 feet along the west line of U.S. Highway 28, according to deed to the State of Texas recorded in Volume 11442, Page 752 and Volume 11442, Page 744, to the place of Beginning and containing 37.731 acres of land according to a survey made on the ground.

All 1/2" iron rods set with orange plastic cap "BASELINE HAKUEHLEM"

Job No. 2000000149

RE: Plat - Bearing Source: Texas State Plane NAD 83 - South Central Zone

Distances are GRID - to convert to surface multiply by 1.00017



Surveyed April 8, 2020

  
HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4020