

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 246.94 acres out of CB 4300 from “OCL” Outside City Limits to “MXD MLOD-2 MLR-2 AHOD” Mixed Use Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District.

SECTION 2. A description of the property, legally described as 246.94 acres out of CB 4300, are attached as **EXHIBIT “A” and EXHIBIT “B”** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this Mixed-Use District so long as the attached site plan is adhered to. A site plan is attached as **EXHIBIT “C”** 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 December 30, 2022.

PASSED AND APPROVED this 1st day of December 2022.

XX/xx
mm/dd/yyyy
Z-

CASE NO. Z-2022-10700215

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

EXHIBIT “A”

Field Notes



**DESCRIPTION FOR
A 246.94 ACRE TRACT**

A **246.94 acre** tract of land situated in the Francisco Ruiz Survey No. 47, Abstract 614, Bexar County, Texas, and being the remainder of that called 110.50 acre tract of land (Parcel #1) and being all of that called 127.361 acre tract of land (Parcel #3), both as conveyed to Hidden Valley RV Park, LLC and recorded November April 15, 2019 in Document Number 20190067788 in the Official Public Records of Bexar County, Texas (O.P.R.), said 127.361 acre tract also as described in Volume 8193, Page 648 in the O.P.R., said 246.94 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the southwesterly right-of-way line of Fischer Road (a public variable width right-of-way), for the northerly corner of that called 100.00 acre tract of land as conveyed to HK Fischer Road, LLC and recorded on September 9, 2019 in Document Number 20190180034 in the O.P.R., and for the northeasterly corner of said 127.361 acre tract and the tract described herein;

THENCE: along the common line of said 100.00 acre tract and said 127.361 acre tract, the following six (6) courses:

1. **S 27°12'48" W**, a distance of **1809.70 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped RKB 5409;
2. **S 27°49'29" W**, a distance of **2143.47 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped RKB 5409 for the most northerly northwest corner of that called 0.913 of an acre tract of land as conveyed to CTI Consolidated Holding Corp. and recorded on May 18, 2009 in Volume 13986, Page 468 in the O.P.R.;
3. **S 27°44'53" W**, along and with the northwesterly line of said 0.913 of an acre tract, a distance of **34.25 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped RKB 5409 for the southwesterly corner of said 0.913 of an acre tract;
4. **S 27°49'21" W**, continuing along and with the common line of said 100.00 acre tract and said 127.361 acre tract, a distance of **2545.11 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped RKB 5409;
5. **S 14°58'59" W**, a distance of **122.20 feet** to a calculated point for the most westerly southwest corner of said 100.00 acre tract;
6. **S 68°08'10" E**, a distance of **49.51 feet** to a calculated point on the north bank of the Medina River for the most southerly southwest corner of said 100.00 acre tract, for the southeast corner of the tract described herein;

THENCE: **S 38°12'45" W**, along and with the north bank of the Medina River as field located on March 7th, 2022, a distance of **43.20 feet** to a calculated point in the southerly line of said 127.361 acre tract;

THENCE: along and with the north bank of the Medina River and the southerly record line of said 127.361 acre tract, the following two (2) courses:

1. **S 27°33'46" W**, a distance of **51.66 feet** to a calculated point;
2. **S 43°45'34" E**, crossing the present bed of the Medina River, a distance of **61.77 feet** to a calculated point on the south bank of the Medina River, and being in the northerly record line of that called 26.400 acre tract of land (Tract I) as conveyed to Douglas A Herrera Estate Revocable Trust Dated December 4, 2020 and recorded May 19, 2021 in Document Number 20210136070 in the O.P.R.;

THENCE: into and across said 26.400 acre tract and along and with the record line of said 127.361 acre tract, the following sixteen (16) courses:

1. **S 43°45'34" E**, a distance of **75.15 feet** to a calculated point;
2. **S 31°32'34" E**, a distance of **43.74 feet** to a calculated point;
3. **S 07°16'04" E**, a distance of **27.44 feet** to a calculated point;
4. **S 16°17'46" W**, a distance of **29.30 feet** to a calculated point;
5. **S 22°53' 46" W**, a distance of **70.89 feet** to a calculated point;
6. **S 51°28'21" W**, a distance of **76.11 feet** to a calculated point;
7. **S 44°12'46" W**, a distance of **140.52 feet** to a calculated point;
8. **S 28°19'16" W**, a distance of **39.40 feet** to a calculated point;
9. **S 41°00'06" W**, a distance of **44.10 feet** to a calculated point;
10. **S 49°28'36" W**, a distance of **103.16 feet** to a calculated point;
11. **S 82°29'26" W**, a distance of **62.18 feet** to a calculated point;
12. **N 60°12'34" W**, a distance of **185.76 feet** to a calculated point;
13. **N 46°15'34" W**, a distance of **389.92 feet** to a calculated point;
14. **N 02°57'26" E**, a distance of **162.11 feet** to a calculated point;
15. **N 01°31'06" E**, a distance of **76.99 feet** to a calculated point;
16. **N 00°09'14" W**, a distance of **105.00 feet** to a calculated point on the south bank of the Medina River, being in the northerly record line of said 26.400 acre tract;

THENCE: **N 17°43'16" E**, crossing the present bed of the Medina River, a distance of **53.48 feet** to a calculated point on the north bank of the Medina River;

THENCE: continuing along the southerly line of said 127.361 acre tract, being the southerly line of the tract described herein, and along and with the north bank of the Medina River as field located on March 7th, 2022, the following twelve (12) courses:

1. **N 50°05'26" W**, a distance of **155.18 feet** to a calculated point;
2. **S 70°54'22" W**, a distance of **92.60 feet** to a calculated point;
3. **S 42°22'30" W**, a distance of **202.14 feet** to a calculated point;
4. **S 58°32'27" W**, a distance of **128.46 feet** to a calculated point;

5. **S 65°42'23" W**, a distance of **208.06 feet** to a calculated point;
6. **S 78°28'22" W**, a distance of **142.25 feet** to a calculated point;
7. **S 87°23'50" W**, a distance of **138.36 feet** to a calculated point;
8. **N 70°16'30" W**, a distance of **303.19 feet** to a calculated point;
9. **N 80°27'25" W**, a distance of **199.65 feet** to a calculated point;
10. **N 65°56'09" W**, a distance of **223.22 feet** to a calculated point;
11. **N 77°04'27" W**, a distance of **164.87 feet** to a calculated point;
12. **N 54°07'19" W**, a distance of **42.40 feet** to a calculated point for the southwest corner of said 110.50 acre tract and for the southwest corner of the tract described herein;

THENCE: N 36°00'02" E, along and with the northwesterly line of said 110.50 acre tract, passing at a distance of 33.07 feet a calculated point for the southerly corner of that called 59.42 acre tract of land (Exhibit A) as conveyed to C&C Timms Real Estate, LLC and recorded on July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., passing at a distance of 60.00 feet a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set for reference, thence continuing the same course along and with the southeasterly line of said 59.42 acre tract for a total distance of **4772.91 feet** to a found ½" iron rod for the northeasterly corner of said 59.42 acre tract, and in the southeasterly line of that called 11.329 acre tract of land (Tract No. 6) as conveyed to C&C Timms Real Estate, LLC and recorded on July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., for the northwesterly corner of said 110.50 acre tract and for the northwesterly corner of the tract described herein;

THENCE: N 54°18'31" E, along and with southeasterly lines of that called 11.329 acre "Tract No. 6", also that called 11.328 acre "Tract No. 5", and also that called 11.912 acre "Tract No. 4", all as conveyed to C&C Timms Real Estate, LLC and recorded July 11, 2007 in Volume 12984, Page 1960 in the O.P.R., a distance of **1198.22 feet** to a SET KFW;

THENCE: S 63°08'41" E, along and with the southwesterly line of said 11.912 acre tract, a distance of **183.31 feet** to SET KFW for an exterior angle point of said 11.912 acre tract;

THENCE: N 31°27'10" E, along and with the southeasterly line of said 11.912 acre tract, a distance of **432.46 feet** to a SET KFW in the southerly line of that called 7.195 acre tract of land as conveyed to Walter M. Greer and recorded on July 7, 1994 in Volume 6126, Page 390 in the O.P.R.;

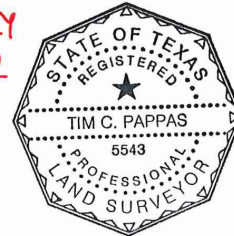
THENCE: N 30°57'44" E, along the southeasterly line of said Greer tract, a distance of **59.10 feet** to a SET KFW;

THENCE: N 54°00'45" E, continuing along and with the southeasterly line of said Greer tract, passing at a distance of 411.67 feet a calculated point for the southeasterly corner of said Greer tract and for the southwesterly corner of that called 7.195 acre tract of land as conveyed to Martha Aguinaga and recorded August 24, 2020 in Document Number 20200193352 in the O.P.R., passing at a distance of 904.26 feet a ½" iron rod found for the most easterly corner of said Aguinaga tract and for the most southerly corner of that called 1.459 acre tract of land as conveyed to Simon O. Benavides and Sylvia Benavides and recorded February 1, 2010 in Volume 14347, Page 565 in the O.P.R., passing at a distance of 1004.26 feet a found ½" iron rod for the southeasterly corner of said Benevides tract and for the most southerly corner of that called 1.46 acre tract of land as conveyed to Erica Carmona and

recorded August 5, 2021 in Document Number 20210215108 in the O.P.R., passing at a distance of 1104.26 feet a calculated point for the most easterly corner of said Carmona tract and for the most southerly corner of that called 1.459 acre tract of land as conveyed to Jorge Serna and recorded May 23, 2016 in Volume 17866, Page 2353 in the O.P.R., passing at a distance of 1204.26 feet a calculated point for the most easterly corner of said Serna 1.459 acre tract and for the most southerly corner of that called 1.458 acre tract of land as conveyed to Laura De Leon Barron and recorded May 19, 2016 in Volume 17863, Page 1487 in the O.P.R., passing at a distance of 1304.26 feet a calculated point for the most easterly corner of said Barron tract and for the most southerly corner of that called 1.359 acre tract of land as conveyed to Richard R. De Leon and recorded March 22, 1994 in Volume 6005, Page 1691 in the O.P.R., passing at a distance of 1397.51 feet a ½' iron rod found for the most easterly corner of said 1.359 acre De Leon tract and for the most southerly corner of that called 0.509 of an acre tract of land as conveyed to Richard R. De Leon and recorded May 9, 2006 in Volume 12108, Page 806 in the O.P.R., thence continuing the same course for a total distance of **1607.51 feet** to a SET KFW for the easterly corner of said 0.509 of an acre tract, and in the southwesterly right-of-way line of said Fischer Road, for the most northerly corner of said 127.361 acre tract and the tract described herein;

THENCE: S 34°04'31" E, along and with the southwesterly right-of-line of said Fischer Road, a distance of **82.96 feet** to the **POINT OF BEGINNING**, and containing **246.94 acres** of land, more or less, and including 6.62 acres of apparent deed conflict with said 26.400 acre tract, in Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

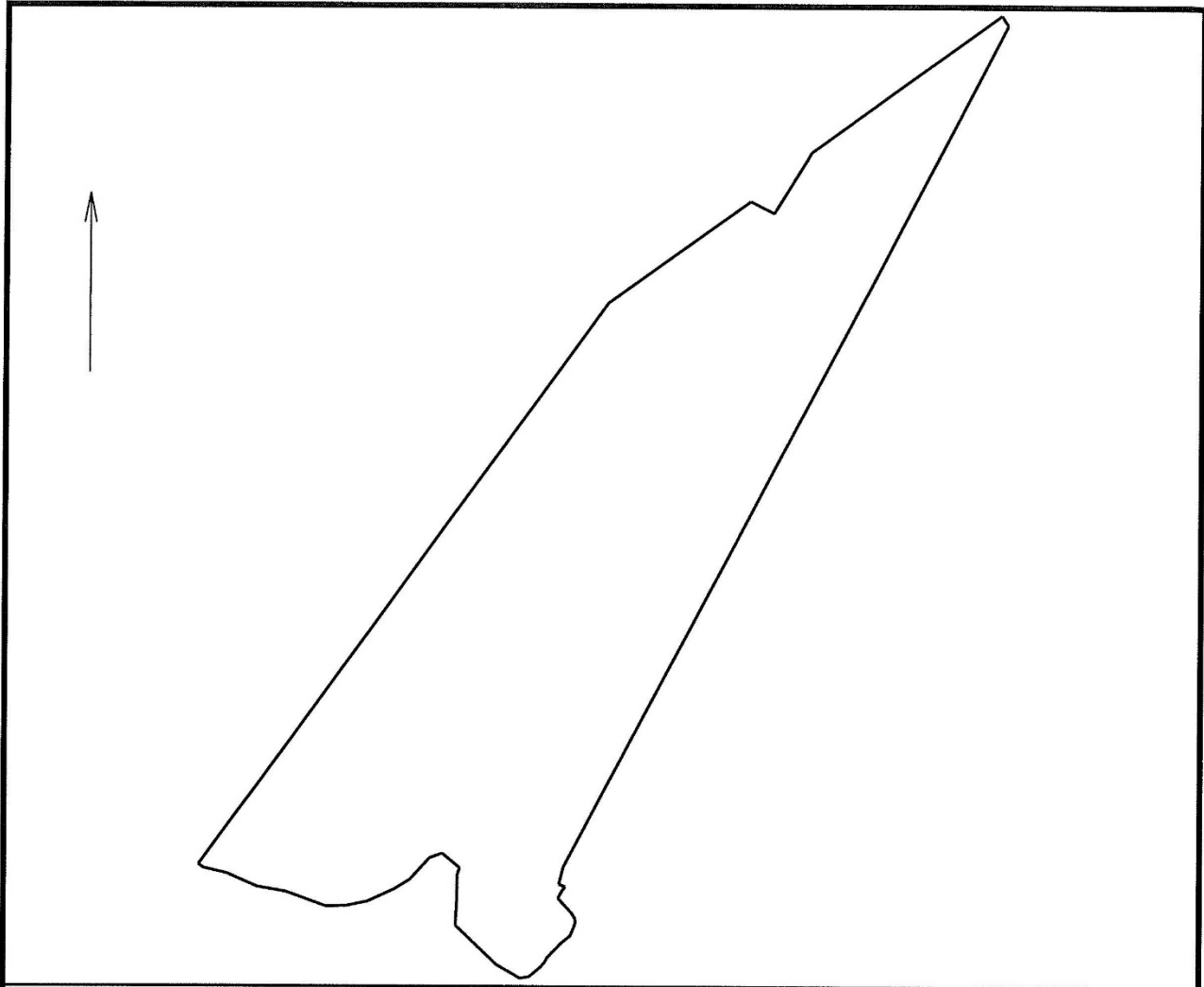
22 JULY
2022
[Signature]



Job No.: 22-024
Prepared by: KFW Surveying
Date: July 22, 2022
File: S:\Draw 2022\22-024 Hidden Valley RV Park\DOCS 22-024 246.94 AC DESC SG 072222.doc

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7/22/2022

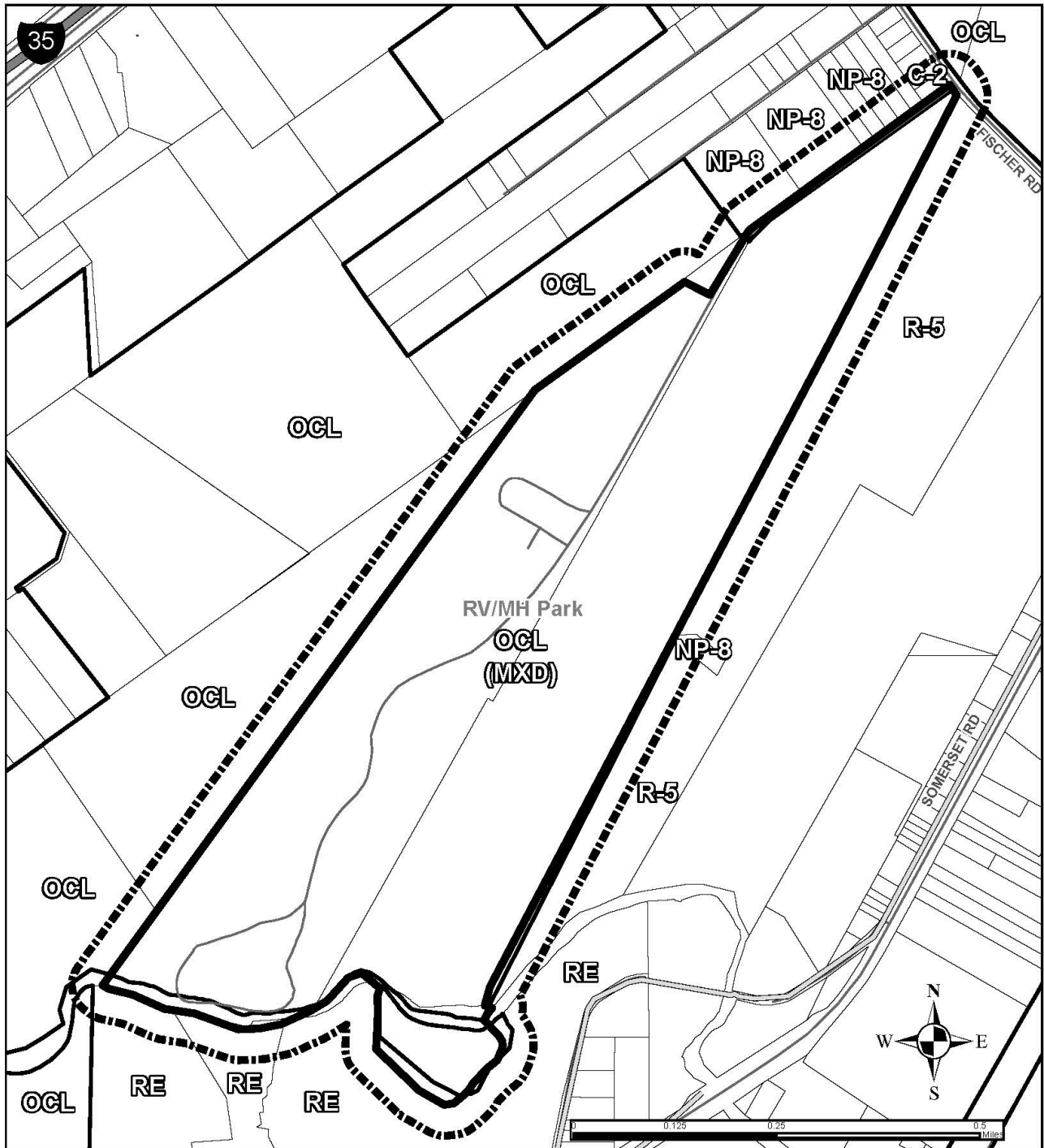
Scale: 1 inch= 1027 feet File: 246.94 ac.ndp

Tract 1: 246.9375 Acres, Closure: n70.1659w 0.02 ft. (1/859279), Perimeter=18883 ft.

01 s27.1248w 1809.70	26 n17.4316e 53.48
02 s27.4929w 2143.47	27 n50.0526w 155.18
03 s27.4453w 34.25	28 s70.5422w 92.60
04 s27.4921w 2545.11	29 s42.2230w 202.14
05 s14.5859w 122.20	30 s58.3227w 128.46
06 s68.0810e 49.51	31 s65.4223w 208.06
07 s38.1245w 43.20	32 s78.2822w 142.25
08 s27.3346w 51.66	33 s87.2350w 138.36
09 s43.4534e 61.77	34 n70.1630w 303.19
10 s43.4534e 75.15	35 n80.2725w 199.65
11 s31.3234e 43.74	36 n65.5609w 223.22
12 s07.1604e 27.44	37 n77.0427w 164.87
13 s16.1716w 29.30	38 n54.0719w 42.40
14 s22.5346w 70.89	39 n36.0002e 4772.91
15 s51.2821w 76.11	40 n54.1831e 1198.22
16 s44.1246w 140.52	41 s63.0841e 183.31
17 s28.1916w 39.40	42 n31.2710e 432.46
18 s41.0006w 44.10	43 n30.5744e 59.10
19 s49.2836w 103.16	44 n54.0045e 1607.51
20 s82.2926w 62.18	45 s34.0431e 82.96
21 n60.1234w 185.76	
22 n46.1534w 389.92	
23 n02.5736e 162.11	
24 n01.3106e 76.99	
25 n00.0914w 105.00	

EXHIBIT “B”

Zoning Map



Zoning Case Notification Plan

Case Z-2022-10700215

Council District: ETJ (Closest to District 4)

School District: Southwest I.S.D.

Subject Property Legal Description(s): 246.94
acres out of CB 4300

Legend

- 200' Ft Notification Area
- Subject Property
- BCAD Parcels
- CoSA Boundary

Text Current Land Use Description
TEXT Current Zoning
(TEXT) Requested Zoning Change

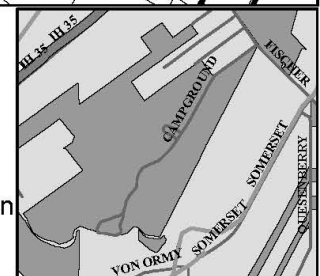


EXHIBIT “C”

Site Plan

