

AN ORDINANCE 2018-12-06-0973

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 0.844 acres out of NCB 11882 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units.

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 Infill Development Zone 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.

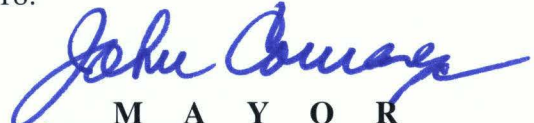
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
12/06/2018
Z-4

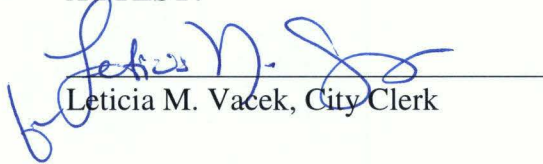
CASE NO. Z2018337

SECTION 6. This ordinance shall become effective December 16, 2018.


PASSED AND APPROVED this 6th day of December 2018.


M A Y O R
for Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-4 (in consent vote: Z-2, Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-2, Z-9, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, P-7, Z-19, Z-20, Z-21, P-8, Z-22, P-9, Z-23)						
Date:	12/06/2018						
Time:	02:18:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018337 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units on 0.844 acres out of NCB 11882, located at 1519 and 1523 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
12/06/2018
Item No. Z-4

EXHIBIT “A”

22018337



**METES AND BOUNDS DESCRIPTION
FOR A
0.844 ACRE TRACT OF LAND
"ZONING"**

Being 0.844 acres of land situated in the City of San Antonio, Bexar County, Texas, and being all of Lot 84, New City Block 11882, Karleen H. Kaufman Addition, according to the plat thereof recorded in Volume 3975, Pages 60-61, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Sandalwood, LLC, and recorded in Volume 16977, Page 453, of the Official Public Records of Bexar County, Texas, and all of Lot 37-A, New City Block 11882, Olmos Park Heights Subdivision, according to the plat thereof recorded in Volume 3975, Page 152, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Encarnacion M. Rodriguez and wife, Margaret Rodriguez, and recorded in Volume 5965, Page 933, of the Official Public Records of Bexar County, Texas, and said 0.844 acre tract of land being more particularly described as follows:

BEGINNING at a point in the North Right-of-Way (R.O.W.) line of East Sandalwood Lane (formerly West Lawndale Drive) (a 50' wide R.O.W.), being the Southeast corner of said Lot 84, the Southwest corner of Lot 85, of said Karleen H. Kaufman Addition, and being the Southeast corner of this herein described tract of land;

THENCE with the North R.O.W. line of said East Sandalwood Lane, and with the South line of said Lot 84, S 90° 00' 00" W, a distance of 50.00 feet to a point in the North R.O.W. line of said East Sandalwood Lane, being the Southwest corner of said Lot 84, the Southeast corner of said Lot 37-A, and being a South corner of this herein described tract of land;

THENCE continuing with the North R.O.W. line of said East Sandalwood Lane, and with the South line of said Lot 37-A, S 90° 00' 00" W, a distance of 72.60 feet to a point in the North R.O.W. line of said East Sandalwood Lane, being the Southeast corner of Lot 37-B, of said Olmos Park Heights Subdivision, as conveyed to Sandalwood, L.L.C., and recorded in Volume 16867, Page 427, of the Official Public Records of Bexar County, Texas, and being the Southwest corner of said Lot 37-A and this herein described tract of land;

THENCE departing the North R.O.W. line of said East Sandalwood Lane, and with the common line between said Lot 37-A and said Lot 37-B, N 00° 00' 00" E, a distance of 300.00 feet to a point for the Northeast corner of said Lot 37-B, being in the South line of Lot 6, Block 2, Broadway Heights Subdivision, as recorded in Volume 2805, Page 32, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Charles A. C. Gentles and Pamela Ann Gentles, as recorded in Volume 11114, Page 980, of the Official Public Records of Bexar County, Texas, and being the Northwest corner of said Lot 37-A and this herein described tract of land;

Exhibit "A"

22018337

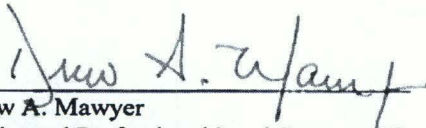
THENCE with the South line of said Lot 6, the South line of Lot 5, of said Broadway Heights Subdivision, as conveyed to Henry C. Gonzales, and recorded in Volume 14686, Page 1785, of the Official Public Records of Bexar County, Texas, and the North line of said Lot 37-A, N 90° 00' 00" E, a distance of 72.60 feet to a point for the Southeast corner of said Lot 5, the Southwest corner of Lot 4, of said Broadway Heights Subdivision, as conveyed to Jessie G. Fernandez, and recorded in Deed No. 14217-034527, of the Official Public Records of Bexar County, Texas, being the Northeast corner of said Lot 37-A, the Northwest corner of said Lot 84, and a North corner of this herein described tract of land;

THENCE with the South line of said Lot 4, and with the North line of said Lot 84, N 90° 00' 00" E, a distance of 50.00 feet to a point in the South line of said Lot 4, being the Northwest corner of aforementioned Lot 85, and being the Northeast corner of said Lot 84 and this herein described tract of land;

THENCE with the common line between said Lot 84 and said Lot 85, S 00° 00' 00" W, a distance of 300.00 feet to the POINT OF BEGINNING, and containing 0.844 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, 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."

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. S.H. 46, New Braunfels, TX 78132
BRD239- SANDALWOOD 0.844 AC ZONING



SG/lj
12/06/2018
Item No. Z-4

EXHIBIT “B”

