

ORDINANCE 2020-02-20-0122

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 0.744 acres out of NCB 11882 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) 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
02/20/2020
Z-3

CASE NO. Z-2019-10700291

SECTION 6. This ordinance shall become effective March 1, 2020.


PASSED AND APPROVED this 20th day of February, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

February 20, 2020

Item: Z-3

File Number: 20-1775

Enactment Number:

2020-02-20-0122

ZONING CASE Z-2019-10700291 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) residential units on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600084)

Councilmember Roberto C. Treviño made a motion to Motion to Appr w Cond. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Rocha Garcia

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EXHIBIT “A”

MARTINEZ
Surveying & Mapping Co.
Firm # 101822-00
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

0.744 ACRE TRACT

All that certain tract or parcel of land containing 0.744 of an acre in the City of San Antonio, Bexar County, Texas, known as the West 65.2 feet of the North 162 feet of Lot 42 and the East irregular 75.5 feet of Lot 42, New City Block 11882, Olmos Park Heights, according to map or plat thereof recorded in Volume 980, Page 29, Deed and Plat Records of Bexar County, Texas.

Said 0.744 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING: at a ½" iron pin found on the North line of E. Sandalwood Lane at the Southwest corner of David Sanchez tract, of record in Volume 18366, Page 285, Real Property Records of Bexar County, Texas, same being the Southwest corner of Lot 41 and same being the Southeast corner of Lot 42, for the Southeast corner of this tract;
- THENCE: South 88 deg. 57 min. 07 sec. West, 65.17 feet along with the North line of E. Sandalwood Lane to a punch mark found in concrete found at the Southeast corner of a Lucila Moreno, 0.253 acres, of record in Volume 18612, Page 1326, Real Property Records of Bexar County, Texas, for the Southwest corner of this tract;
- THENCE: North 00 deg. 34 min. 02 sec. West, 138.36 feet to a ½" iron pin found at the Northeast corner of said Moreno, 0.253 acre tract, for a corner of this tract;
- THENCE: North 89 deg. 40 min. 11 sec. West, 80.09 feet to a fence post found on the East line of HD Development Properties, LP tract, of record in Volume 8889, Page 374, Real Property Records of Bexar County, Texas, for a corner of this tract;
- THENCE: North 00 deg. 36 min. 06 sec. West, 158.72 feet to a metal fence post found on the South line of Thomas John Kita & Frank S, Kita Jr., tract, of record in Volume 17384, Page 594, Real Property Records of Bexar County, Texas, for the Northwest corner of this tract;

THENCE: North 88 deg. 57 min. 31 sec. East, 146.14 feet to a fence post found at the Northwest corner of said Sanchez tract, for the Northeast corner of this tract;

THENCE: South 00 deg. 24 min. 55 sec. East, 299.00 feet to the Point of Beginning.

Bearing Basis – South 88 deg. 57 min. 07 sec. West, 65.17 feet – from the South line of this tract as obtained from GPS Observation (WGS84, NAVD88).



A handwritten signature in black ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 19-9-22
October 18,
(SEE ATTACHED SURVEY PLAT)

SG/lj
02/20/2020
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EXHIBIT “B”

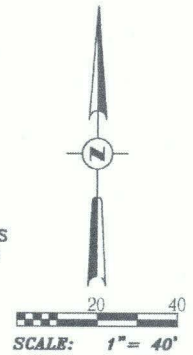
OLMOS PARK HEIGHTS

THOMAS JOHN KITA &
FRANK S. KITA JR.
VOL. 17384, PG. 594,
REAL PROPERTY RECORDS
LOT 9, B 2, NCB 9845

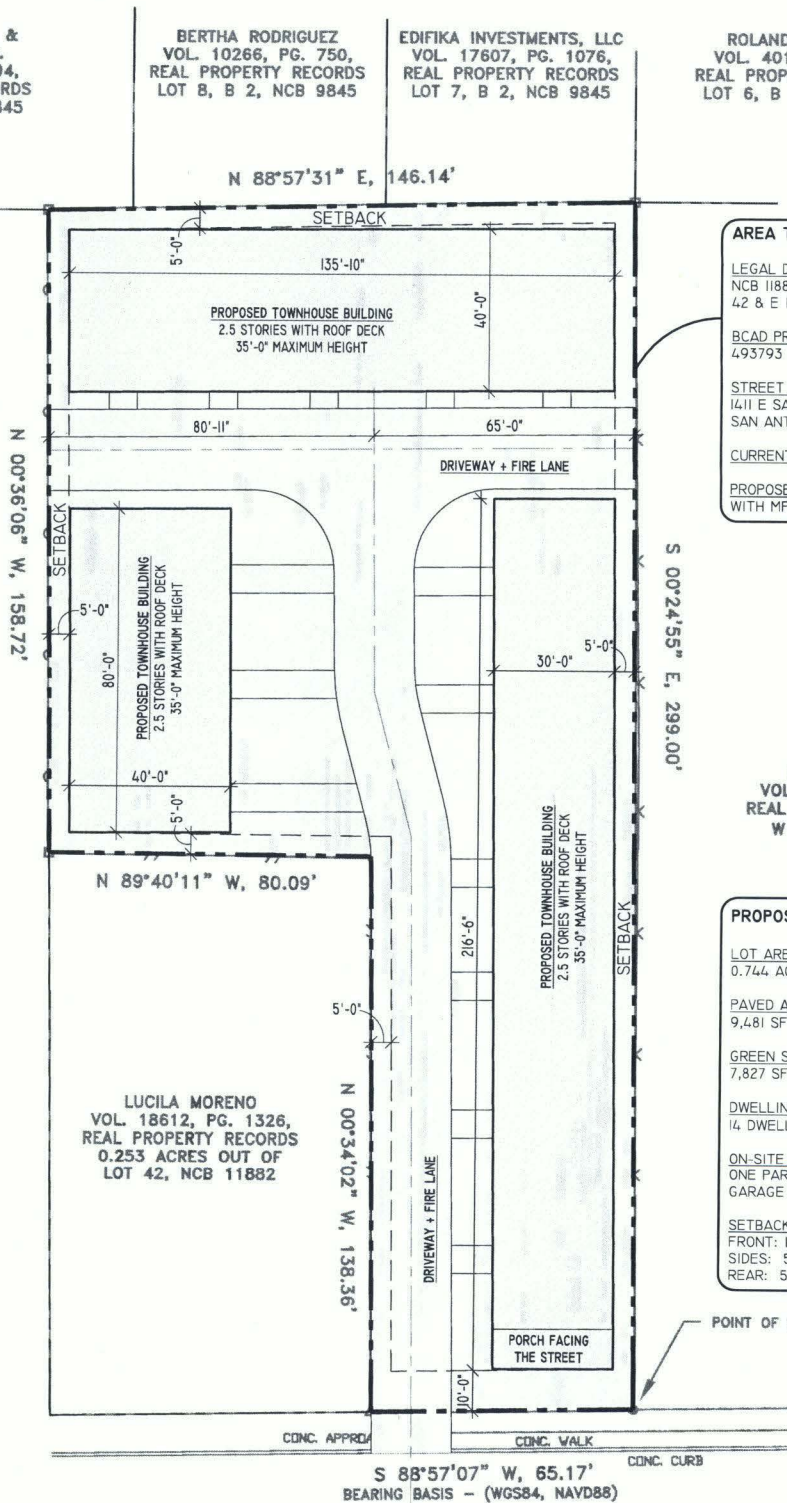
BERTHA RODRIGUEZ
VOL. 10266, PG. 750,
REAL PROPERTY RECORDS
LOT 8, B 2, NCB 9845

EDIFIKA INVESTMENTS, LLC
VOL. 17607, PG. 1076,
REAL PROPERTY RECORDS
LOT 7, B 2, NCB 9845

ROLAND MARTINEZ
VOL. 4016, PG. 845,
REAL PROPERTY RECORDS
LOT 6, B 2, NCB 9845



PROPERTIES LP
S. 374,
RECORDS
11882



AREA TO BE ZONED IDZ

LEGAL DESCRIPTION:
NCB 11882 BLK LOT W 65.2 FT OF N 162 FT OF
42 & E IRR 75.5 FT OF 42

BCAD PROPERTY ID:
493793

STREET ADDRESS:
1411 E SANDALWOOD LANE
SAN ANTONIO, TEXAS 78209

CURRENT ZONING: R-5

PROPOSED ZONING: IDZ WITH USES CONGRUENT
WITH MF-25, MULTI-FAMILY WITH 25 UNITS/ACRE.

DAVID SANCHEZ
VOL. 18366, PG. 285,
REAL PROPERTY RECORDS
W 72.6' OF LOT 41
NCB 11882

PROPOSED DEVELOPMENT STATISTICS

LOT AREA:
0.744 ACRES

PAVED AREA:
9,481 SF (PRIVATE ROAD + DRIVEWAY)

GREEN SPACE:
7,827 SF

DWELLING UNITS/LOTS:
14 DWELLING UNITS (MAXIMUM)

ON-SITE PARKING:
ONE PARKING SPACE PER UNIT PROVIDED IN A
GARAGE LOCATED WITHIN THE BUILDABLE AREA.

SETBACKS:
FRONT: 10 FT
SIDES: 5 FT
REAR: 5 FT

E. SANDALWOOD LANE



SITE PLAN DIAGRAM - CASE #Z-2019-10700291

Exhibit "B"

WE, MARK LOPEZ, YASMINE LOPEZ, AND THOMAS LOPEZ, THE PROPERTY OWNERS, 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, WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.