

AN ORDINANCE 2013 - 11 - 07 - 0775

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 Lot 13, Block 10, NCB 11851 from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "O-2 MC-3 AHOD" High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre.

SECTION 2. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Attachment "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.

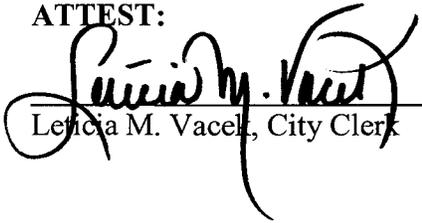
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective November 17, 2013.

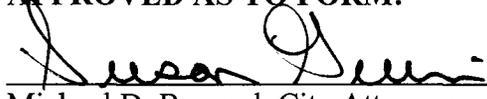
PASSED AND APPROVED this 7th day of November 2013.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vacel, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney
for

Agenda Item:	Z-10 (in consent vote: P-1, Z-10)
Date:	11/07/2013
Time:	02:53:48 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2013171 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "O-2 MC-3 AHOD" High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lot 13, Block 10, NCB 11851 located on a portion of the 3800 Block of Harry Wurzbach Road. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13046) (Continued from October 17, 2013)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Carlton Soules	District 10		x			x	

Z2013171

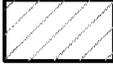
IDZ SITE PLAN NOTES:

TOTAL NUMBER OF LOTS = 47
 SITE SIZE 2.308 ACRES (LOT 13, BLOCK 10, NCB 11851)
 BUILDING FOOTPRINT (TYP.) 40'X22' (900 S.F.)
 DRIVE AISLES 21,929 S.F.
 VISITORS PARKING 8 SPACES
 PROPOSED 6' PUBLIC SIDEWALK 3,571 S.F.
 INTENDED SITE USE IS RESIDENTIAL

I, PHIL BAKKE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THE SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF THE SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

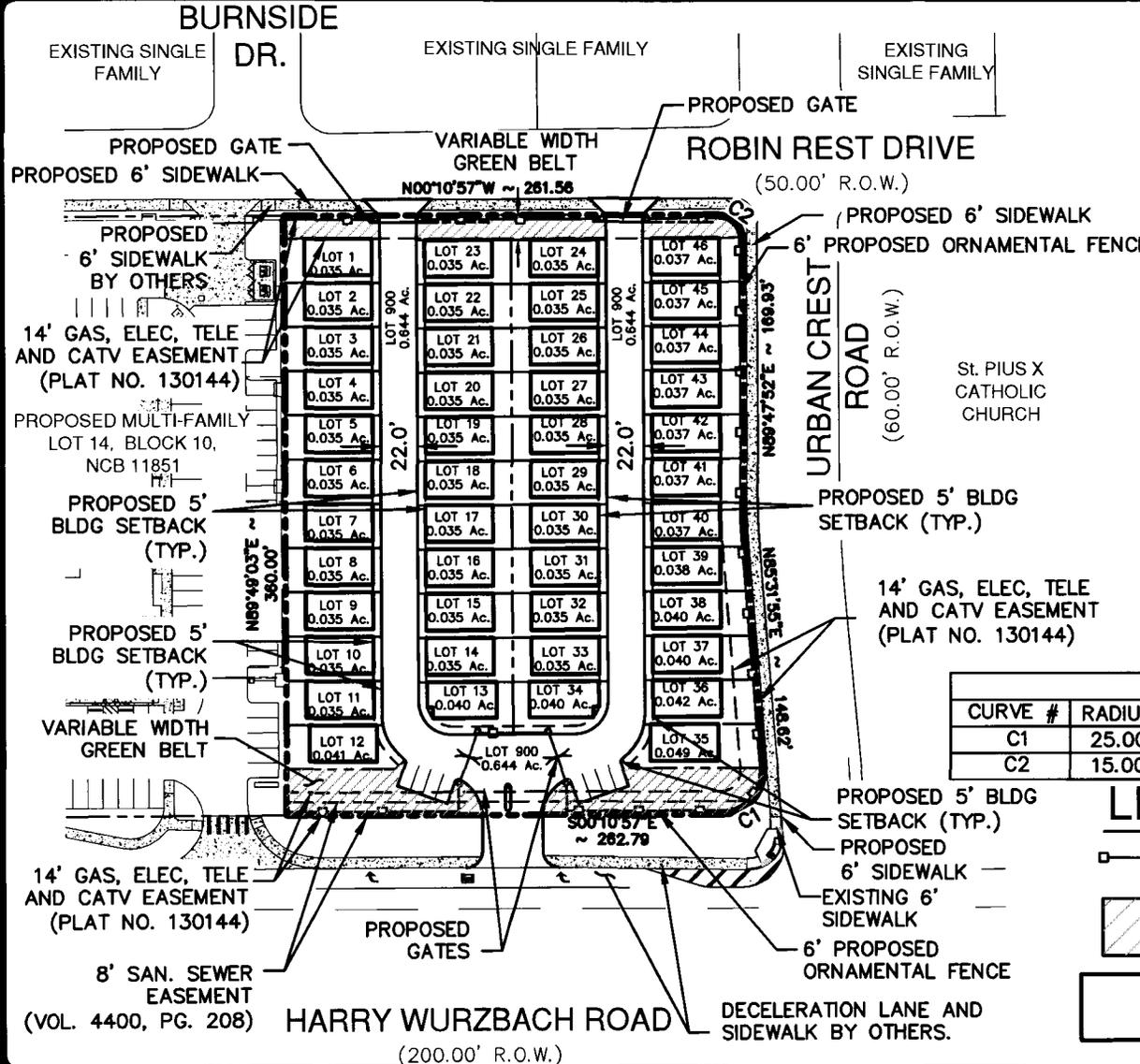
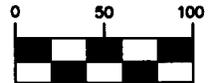
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	94°17'08"	S47°19'31"E	36.65'	41.14'
C2	15.00'	89°58'48"	N44°48'27"E	21.21'	23.56'

LEGEND

-  6' PROPOSED ORNAMENTAL FENCE
-  GREEN BELT
-  PROPOSED BUILDING FOOTPRINT



SCALE: 1"=100'



JOB NO. 7238-07
 DATE SEPT 2013
 DESIGNER MJ
 CHECKED MJ DRAWN JL
 SHEET C1.10

URBAN CREST RESIDENTIAL
 SAN ANTONIO, TEXAS
 IDZ SITE PLAN



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

ATTACHMENT A

Date: Sep 17, 2013, 1:05pm User: jk User ID: 10789
 File: P:\22\3807\Design\Civil\IDZ_Site_Plan\0423807.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. VERIFY ALL DIMENSIONS AND MATERIALS AGAINST THE CONTRACTOR'S ORIGINAL 'AS-BUILT' AND 'AS-MADE'.