

AN ORDINANCE 2017-12-07-0941

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 1.012 acres out of NCB 11882 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units.

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

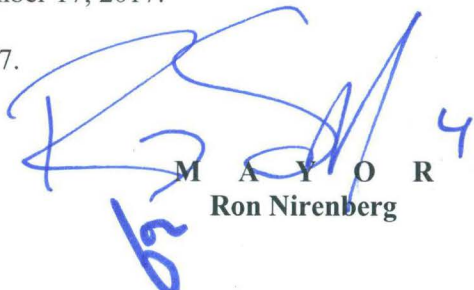
**SECTION 3.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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.

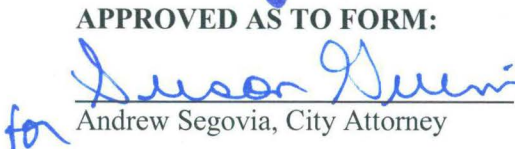
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective December 17, 2017.

**PASSED AND APPROVED** this 7<sup>th</sup> day of December 2017.

  
MAYOR  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-1 ( in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39 )						
<b>Date:</b>	12/07/2017						
<b>Time:</b>	04:12:59 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017262 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			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				x

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# **Exhibit “A”**



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**METES AND BOUNDS DESCRIPTION  
 FOR A  
 1.012 ACRE TRACT OF LAND**

Being 1.012 of an acre tract of land, being the East 74.4 feet of Lot 38, New City Block 11882, Olmos Park Heights, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 980, Page 29, Deed and Plat Records of Bexar County, Texas, and being all of Lot 37-B, New City Block 11882, Olmos Park Hts. Subdivision, in the City of San Antonio, Bexar County, Texas according to Map or Plat thereof recorded in Volume 3975, Page 152, Deed and Plat Records of Bexar County, Texas and said 1.012 acre tract of land being more particularly described as follows:

BEGINNING at a point in the Northerly right-of-way line of Sandalwood, being the Southwesterly corner of Lot 37-A, Olmos Park Hts. Subdivision, recorded in Volume 3975, Page 152, Deed and Plat Records of Bexar County, Texas, being the Southeasterly corner said Lot 37-B, and being the Southeasterly corner of this herein described 1.012 acre tract of land;

Thence with the Northerly right-of-way line of Sandalwood, S 89° 09' 00" W, a distance of 72.6 feet passing the Southwesterly corner of said Lot 37-B, and continuing with the Southerly line of said Lot 38, 74.4 feet for a total distance of 147.00 feet to a point for the Southwesterly corner of this herein described 1.012 acre tract of land;

Thence departing the Northerly right-of-way line of Sandalwood, across and through said Lot 38, N 00° 51' 00" E, a distance of 300.00 feet to a point in the Southerly line of Lot 8, Broadway Heights, Unit 1, recorded in Volume 2805, Page 32, Deed and Plat Records, Bexar County, Texas, being the Northerly line of said Lot 38, and being the Northwesterly corner of this herein described 1.012 acre tract of land;

Thence with the Southerly line of said Broadway Heights, Unit 1, N 89° 09' 00" E, a distance of 74.4 feet to a point for the Northeasterly corner of said Lot 38, being the Northwesterly corner of said Lot 37-B, being the point on the Southerly line of Lot 7, Broadway Heights, Unit 1, continuing 72.60 feet for a total distance of 147.00 feet to a point along the Southerly line of Lot 6, Broadway Heights, Unit 1, being the Northwesterly corner of said Lot 37-A, being the Northeasterly corner of said Lot 37-B, and being the Northeasterly corner of this herein described 1.012 acre tract of land;

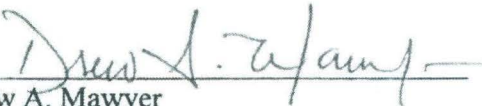
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Thence departing the Southerly line of Lot 6, Broadway Heights, Unit 1, with the Westerly line of said Lot 37-A, S 00° 51' 00" W, a distance of 300.00 feet to the POINT OF BEGINNING of this herein described 1.012 acre tract of land;

"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 Southerly line of Broadway Heights Subdivision as recorded in Volume 2805 Page 32 of the Deed and Plat Records of Comal County, Texas.

Metes and Bounds prepared this the 22nd day of August 2017.

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. ST. HWY 46, New Braunfels, TX 78132  
Job: BRD163 - SANDALWOOD 1500 BLK - 1.012 AC MB



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# Exhibit “B”

File: P:\Projects\1500 SANDALWOOD 02 - 1500 SANDALWOOD 02.dwg - 1500 SANDALWOOD 02.dwg



Z2017262



TOTAL PROPOSED IDZ AREA 1.012 AC.

### Exhibit "B"

NOTE: I, VECTOR AND/OR THE PROPERTY OWNER, 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, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

#### SITE & BUILDING DATA

LOTS: 1.012 AC

LEGAL DESCRIPTION: BEING 0.5096 ACRE TRACT OUT OF E 74.4 FT OF LOT 38, NCB 11882; BEING ALSO 0.5028 ACRE TRACT OUT OF LOT 37B, NCB 11882.

PROPOSED ZONING: IDZ AHOD WITH 14 DETACHED SINGLE FAMILY HOMES.

PROJECT: 1500 SANDALWOOD 02		SHEET: 08A 15.01	
CLIENT: SANDALWOOD LLC		DATE: 08/11/2011	
DRAWN BY: MARK		REVISIONS:	
CHECKED BY: MARK		NO. DATE	
RECORD NO.:		REVISED:	
SHEET TITLE: IDZ SITE ZONING EXHIBIT		REVISIONS:	
PROJECT: 1500 SANDALWOOD ZONING		NO. DATE	
1511 & 1515 SANDALWOOD LANE		NO. DATE	
SAN ANTONIO, BEXAR COUNTY, TX, 78232		NO. DATE	
PRELIMINARY		NO. DATE	
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		NO. DATE	
PREPARED UNDER THE SUPERVISION OF PETER RUSSELL KECKER		NO. DATE	
P.E. #113399 ON		NO. DATE	
WWW.BIGREDDOG.COM		NO. DATE	
210.860.9224		NO. DATE	
BIG RED DOG		NO. DATE	
ENGINEERING CONSULTING		NO. DATE	
10100 BLAKE TERRACE AVENUE, SUITE 110		NO. DATE	
SAN ANTONIO, TEXAS 78216		NO. DATE	