

AN ORDINANCE 2016-04-28-0308

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 0.47 acres out of New City Block 488 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre.

SECTION 2. A description of the property is attached as **Attachment "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 **Attachment "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 May 8, 2016.

PASSED AND APPROVED this 28th day of April, 2016.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney
1

Agenda Item:	Z-2 (in consent vote: Z-1, P-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-9)						
Date:	04/28/2016						
Time:	02:05:53 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016087 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre on 0.47 acres out of NCB 488 located at 1604 North Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16025)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		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			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER=S LICENSE NUMBER.

SPECIAL WARRANTY DEED

DATE: Effective November 3, 2015

GRANTOR: Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999

GRANTOR'S ADDRESS: P. O. Box 781948, San Antonio, TX 78278-1948

GRANTEE: K/T TX Holdings, L.L.C.

GRANTEE'S ADDRESS: 3625 Highway 6 South, Suite 110, Sugar Land, TX 77478

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration

PROPERTY:

A tract of land containing 0.47 acres of land consisting of 0.13 acres out of Lot 3, 0.17 acres out of Lot 4, and 0.17 acres out of Lot 5, Block 5, New City Block 488, City of San Antonio, Bexar County, Texas as described in Volume 10593, Page 1827, Real Property Records, Bexar County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING: at a found TxDOT Highway Monument at the west right-of-way of Oleander and the north right-of-way of Interstate Highway 35 N Access Road;

THENCE: along the north right-of-way of Interstate Highway 35 N Road, S 89° 59' 08" W, a distance of 89.60 feet to a found TxDOT Highway Monument, for a corner of this tract;

THENCE: N 80° 05' 17" W, a distance of 65.61 feet to a found 1/2" iron pin at the northeast cut off of Interstate Highway 35 N Access and the east right-of-way of N. Hackberry;

THENCE: N 36° 54' 43" W, a distance of 50.26 feet to a found TxDOT Highway Monument at the east right-of-way of N. Hackberry;

THENCE: N 08° 46' 06" W, a distance of 65.70 feet to a found TxDOT Highway Monument at the east right-of-way of N. Hackberry, for the northwest corner of this tract;

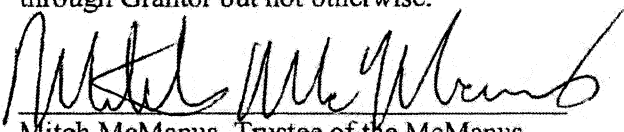
THENCE: N 89° 59' 08" E, a distance of 194.40 feet to a point at the west right-of-way of Oleander, for the northeast corner of this tract;

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THENCE: along the east right-of-way of Oleander, S 00° 00' 52" E, a distance of 116.44 feet to the POINT OF BEGINNING and containing 0.47 acres of land.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is made and accepted subject to conditions, restrictions, easements, etc., if any, affecting the subject property and appearing of record in the Records of Bexar County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by and through Grantor but not otherwise.

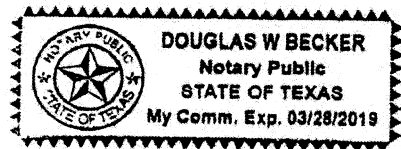


Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999

THE STATE OF TEXAS *
 *
COUNTY OF BEXAR *

This instrument was acknowledged before me on the 2 day of November, 2015, by Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999, on behalf of said Trust.



NOTARY PUBLIC, STATE OF TEXAS

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EXHIBIT A

M.ETES AND BOUNDS DESCRIPTION
FOR

0.47 ACRES

0.47 ACRE TRACT OF LAND CONSISTING OF 0.13 ACRES OUT OF LOT 3, 0.17 ACRES OUT OF LOT 4, 0.17 ACRES OUT OF LOT 5, BLOCK 5, NEW CITY BLOCK 488, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 10593, PAGE 1827, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** at a found TxDOT Highway Monument at the west right-of-way of Oleander and the north right-of-way of Interstate Highway 35 N Access Road;
- THENCE:** along the north right-of-way of Interstate Highway 35 N Road, S 89°59'08" W, a distance of 89.60 feet to a found TxDOT Highway Monument, for a corner of this tract;
- THENCE:** N 80°05'17" W, a distance of 65.61 feet to a found 1/2" iron pin at the northeast cut off of Interstate Highway 35 N Access and the east right-of-way of N. Hackberry;
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Pages 4
08/24/2015 11:41AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

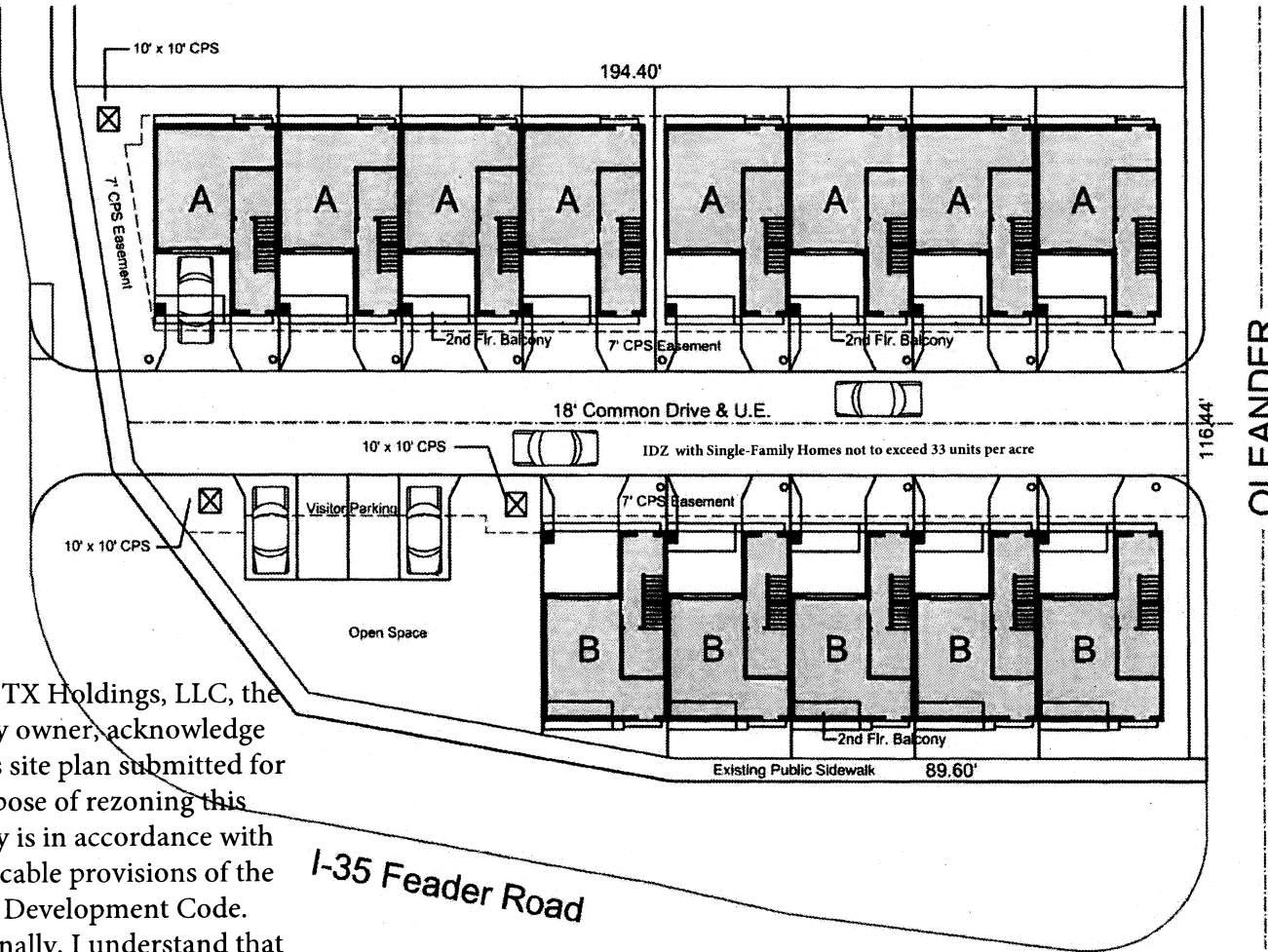
STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/24/2015 11:41AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Pearl District Townhomes

Preliminary Site Plan
December 28, 2015



Current Zoning: C-1
Proposed Zoning: IDZ
with Single-Family Homes not to exceed 33 units per acre

Project Data	
Land Area:	0.47 Ac.
Total Units:	13
Units Per Ac:	27.7
On-site Parking	26
Guest Parking	5

Unit Mix & Square Footage			
Unit	SF	Qty	Total SF
A	1575	8	12,600
B	1575	5	7,875
Total		13	20,475

"I, K/T TX Holdings, LLC, 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 a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

I-35 Feader Road

Z2016087



Terramark Urban Homes