

ORDINANCE 2021-02-04-0083

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.

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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 0.941 acres out of NCB 6765, from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling 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.

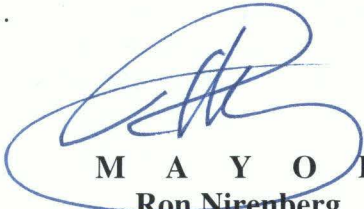
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
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CASE NO. Z-2020-10700267

SECTION 6. This ordinance shall become effective February 14, 2021.

PASSED AND APPROVED this 4th day of February, 2021.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

February 04, 2021

Item: Z-13

File Number: 21-1167

Enactment Number:

2021-02-04-0083

ZONING CASE Z-2020-10700267 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units on 0.941 acres out of NCB 6765, located at 821, 833, and 835 Probandt Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

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

Absent: 1 Perry

SG
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Exhibit “A”

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES 0.941 ACRES (40,990 SQFT) OF LAND

BEING 0.941 acres of land, comprised of the 602 ROOSEVELT, LLC properties, Tracts 1, 2 & 5, as recorded in Volume 17035, Page 903, Official Public Records of Bexar County, Texas (OPRBCT) (R1), depicted as Lot A, NCB 6765, T. F. BRANGAN SUBDIVISION as shown on plat recorded in Volume 642, Page 296, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R6), said 0.941 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with plastic cap "PAPE-DAWSON" for the southwest corner of this tract, the northwest corner of Lot 11, NCB 7565, JIB #936 SUBDIVISION as recorded in Volume 9558, Page 156, DPRBCT (R4), located on the east boundary line of Lot 8, NCB 7565, TRACT A-12 CITY BLOCK A-9 SUBDIVISION as recorded in Volume 2222, Page 192, DPRBCT (R5);

THENCE North 3°55'30" East for 113.34 feet (North 3°38'35" East for 113.34 feet, R4, R5) along the west boundary of this tract, an eastern boundary line of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the northwest corner of this tract, the northeast corner of Lot 6 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION, located on the south boundary line of Lot 3 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION;

THENCE South 86°03'57" East for 153.08 feet (152.98 feet, R5) along the north boundary of this tract, the south boundary line of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for an angle point of this tract, the southeast corner of Lot 5 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION, the southwest corner of Lot 8, Block 2, NCB 6765, T.F. BRANGAN SUBDIVISION as recorded in Volume 642, Page 296, DPRBCT;

THENCE North 86°34'35" East for 265.71 feet (262.5 feet, R2) along the north boundary of this tract, the south boundary line of said T.F. BRANGAN SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of Lot 3 of said T.F. BRANGAN SUBDIVISION located on the western ROW line of PROBANDT STREET (variable width ROW);

THENCE southwesterly along a curve to the right (R=529.96', Delta=11°37'43", CB=South 22°14'32" West, CD=107.37') for 107.56 feet (106.71, R3) along the eastern boundary of this tract, the western ROW line of PROBANDT STREET to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the southeast corner of this tract, the northeast corner of said Lot 11, NCB 7565, JIB #936 SUBDIVISION;

THENCE South 88°28'11" West for 385.63 feet (South 88°26'23" West for 385.78 feet, R4) along the south boundary of this tract, the north boundary line of said Lot 11, NCB 7565, JIB #936 SUBDIVISION to the **POINT OF BEGINNING**.

CONTAINING: 0.941 acres (40,990 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on November 11, 2015 from which an exhibit was prepared.

A handwritten signature in black ink that reads "R. S. Rugloski".

Robert S. Rugloski, RPLS #6002
Job #11511031 (JDB/RSR) | November 18, 2015

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Exhibit "B"

