

ORDINANCE 2020-12-17-0952

**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 1.492 acres out of NCB 10879, from "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre.

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.

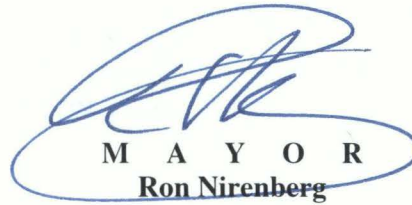
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
12/17/2020
Z-12 Amended


CASE NO. Z-2020-10700260

SECTION 6. This ordinance shall become effective December 27, 2020.

PASSED AND APPROVED this 17th day of December, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney
For



City of San Antonio

City Council

December 17, 2020

Item: Z-12

File Number: 20-7256

Enactment Number:

2020-12-17-0952

ZONING CASE Z-2020-10700260 (Council District 3): Ordinance amending the Zoning District Boundary from "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre on 2.565 acres out of NCB 10879, generally located in the 2500 block of Sidney Brooks. Staff and Zoning Commission recommend Approval.

Councilmember Rebecca Viagran made a motion to approve. Councilmember John Courage 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



METES AND BOUNDS DESCRIPTION
FOR A ZONING EXHIBIT

A 1.492 acre, or 64,985 square feet more or less, tract of land located on the remaining portion of a 1308.68 acre tract conveyed to Brooks Development Authority by deed recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas in the W. Small Survey No. 26, Abstract 670, in New City Bock 10879 of the City of San Antonio, Bexar County, Texas. Said 1.492 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At the southwest corner of Lot 1, Block 14, BCB-Unit 20A & 20D recorded in Volume 9679, Page 124-126 of the Deed and Plat Records of Bexar County, Texas, on the southeast right-of-way line of Kennedy Hill, a 70-foot public right-of-way dedicated in BCB-Kennedy Hill recorded in Volume 9707, Page 86 of said Deed and Plat Records;

THENCE: S 59°57'25" E, departing the southeast right-of-way line of said Kennedy Hill, with the southwest line of said Lot 1, a distance of 138.97 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°57'25" E, continuing with the southwest line of said Lot 11, a distance of 49.17 feet to a point;

THENCE: S 30°05'21" W, departing the southwest line of said Lot 11, over and across the remaining portion of said 1308.68 acre tract, a distance of 520.53 feet to a point on the northeast right-of-way line of Sidney Brooks, a variable width public right-of-way dedicated in said BCB-Kennedy Hill;

THENCE: With the northeast right-of-way line of said Sidney Brooks, the following bearings and distances:

N 63°22'08" W, a distance of 48.21 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 745.00 feet, a central angle of 05°05'34", a chord bearing and distance of N 62°30'12" W, 66.20 feet, for an arc length of 66.22 feet to a point;

N 59°57'25" W, a distance of 58.46 feet to a point at the beginning of a curve to the right along the intersection of the northeast right-of-way line of said Sidney Brooks with the southeast right-of-way line of said Kennedy Hill;

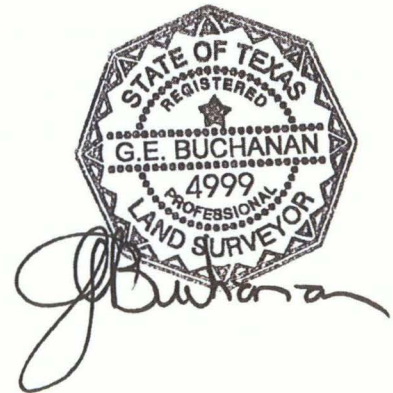
Northwesterly, along said tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 14°57'25" W, 21.21 feet, for an arc length of 23.56 feet to a point;

THENCE: N 30°02'35" E, with the southeast right-of-way line of said Kennedy Hill, a distance of 272.75 feet to a point;

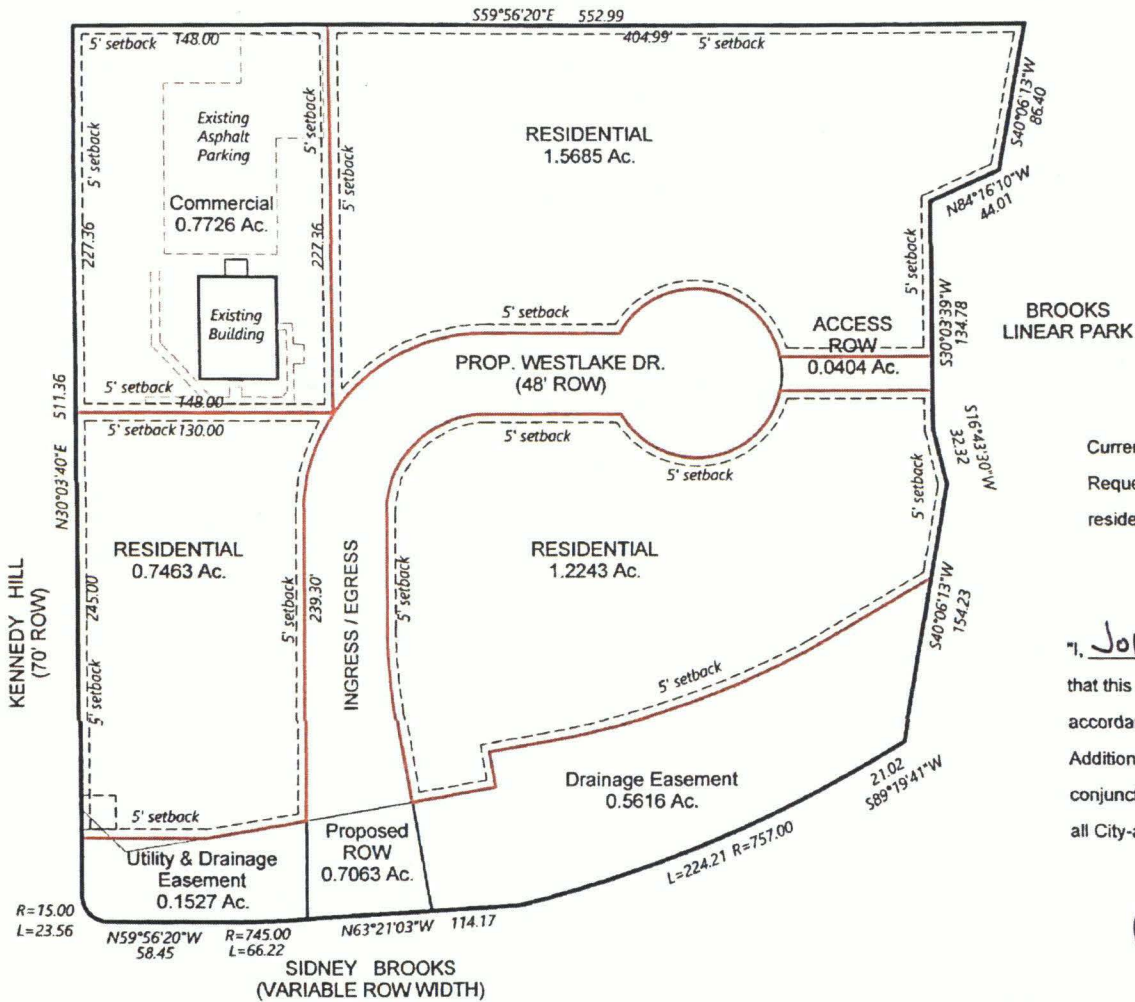
THENCE: S 60°48'46" E, departing the southeast right-of-way line of said Kennedy Hill, over and across the remaining portion of said 1308.68 acre tract, a distance of 144.00 feet to a point;

THENCE: N 28°49'39" E, continuing over and across said 1308.68 acre tract, a distance of 236.50 feet to the POINT OF BEGINNING and containing 1.492 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 8700-52 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 26, 2020
REVISED: December 10, 2020
JOB NO. 8700-52
DOC. ID. N:\CIVIL\8700-52\Word\8700-52 FN_ZN 1.492 AC.docx



Z2020-10700260



BROOK PARCEL #4
MASTER PLAN
APRIL 10, 2020

LAND USE SUMMARY	
Land Use	Acreage
Commercial / Retail	0.7726
Residential	3.5391
Proposed R.O.W. / Public Access	0.7467
Drainage Easements & U.E.	0.7143
TOTAL PLATTED AREA	5.7727
Proposed Units	70
Proposed Density Per Residential Acres	19.77

Current Zoning: C-3 (HHS)

Requested Zoning: IDZ-2 with uses permitted in C-2 and single-family residential units (19.77 units per AC)

"I, JOHN COOLEY, 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."

[Signature]

Exhibit "B"