

AN ORDINANCE **2016-12-01-0935**

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 17.665 acres out of NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 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.

SECTION 6. This ordinance shall become effective the 10th day of December 2016.

PASSED AND APPROVED this 1st day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney

Agenda Item:	Z-8 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016266 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16080)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



22016266

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 17.665 acre, or 769,474 square feet more or less, tract of land out of that 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey 26, Abstract 620, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 17.665 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 a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of SE Military Drive (Loop 13), a variable width right-of-way, the northeast corner of Lot 2, New City Block 10921, Gulf Oil Corporation Subdivision recorded in Volume 4900, Page 21 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said 1308.68 acre tract;

THENCE: S 15°12'17" E, a distance of 4360.57 feet to a found 2-inch iron pipe at the corner on the west line of said 1308.68 acre tract and the east right-of-way of Old Corpus Christi Road, a variable width right-of-way, an apparent 60-feet at this point, at the northwest corner of Lot 15, Block 7 described in deed to Diane C. Garza recorded in Volume 12807, Pages 1054-1055 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the west line of said 1308.68 acre tract and the east right-of-way line of said Old Corpus Christi Road, over and across said 1308.68 acre tract, the following bearings and distances:

N 08°16'46" W, a distance of 603.12 feet for the POINT OF BEGINNING of the herein described tract (GRID N: 13672193.6, GRID E: 2142437.9);

N 12°06'36" E, a distance of 208.67 feet to a point;

N 18°34'03" E, a distance of 202.38 feet to a point;

N 55°51'47" E, a distance of 487.01 feet to a point;

N 52°17'46" E, a distance of 637.33 feet to a point;

S 62°19'34" E, a distance of 55.55 feet to a point;

N 57°07'35" E, a distance of 125.89 feet to a point;

N 84°52'19" E, a distance of 194.43 feet to a point;

N 47°34'55" E, a distance of 34.72 feet to a point;

Exhibit "A"

Page 1 of 2

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

N 00°29'27" E, a distance of 49.55 feet to a point;

N 89°18'36" E, a distance of 60.41 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 3393.00 feet, a central angle of 02°12'38", a chord bearing and distance of N 88°12'17" E, 130.90 feet, for an arc length of 130.91 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 01°47'43" E, a radius of 20.37 feet, a central angle of 91°10'50", a chord bearing and distance of S 46°12'18" E, 29.11 feet, for an arc length of 32.42 feet to a point;

S 00°29'26" W, a distance of 490.93 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 10.00 feet, a central angle of 89°59'59", a chord bearing and distance of S 45°29'25" W, 14.14 feet, for an arc length of 15.71 feet to a point;

N 89°30'35" W, a distance of 629.73 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 200.00 feet, a central angle of 90°29'25", a chord bearing and distance of S 45°14'42" W, 284.05 feet, for an arc length of 315.87 feet to a point;

S 00°00'00" E, a distance of 471.08 feet to a point;

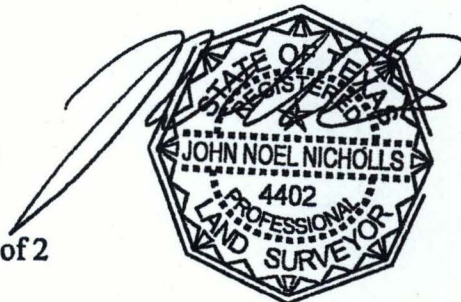
Southwesterly, along a tangent curve to the right, said curve having a radius of 10.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 45°00'00" W, 14.14 feet, for an arc length of 15.71 feet to a point;

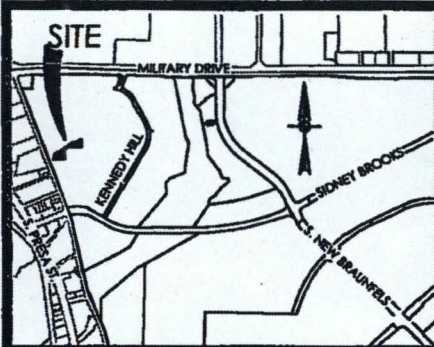
N 90°00'00" W, a distance of 746.73 feet to the POINT OF BEGINNING, and containing 17.665 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8863-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 9, 2016
JOB NO. 8863-01
DOC. ID.: N:\CIVIL\8863-01\WORD\ZNFN-8863-01.docx

Page 2 of 2





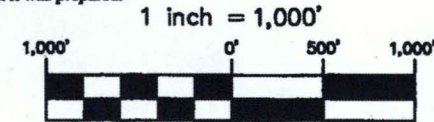
LOCATION MAP
NOT-TO-SCALE

LEGEND:
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

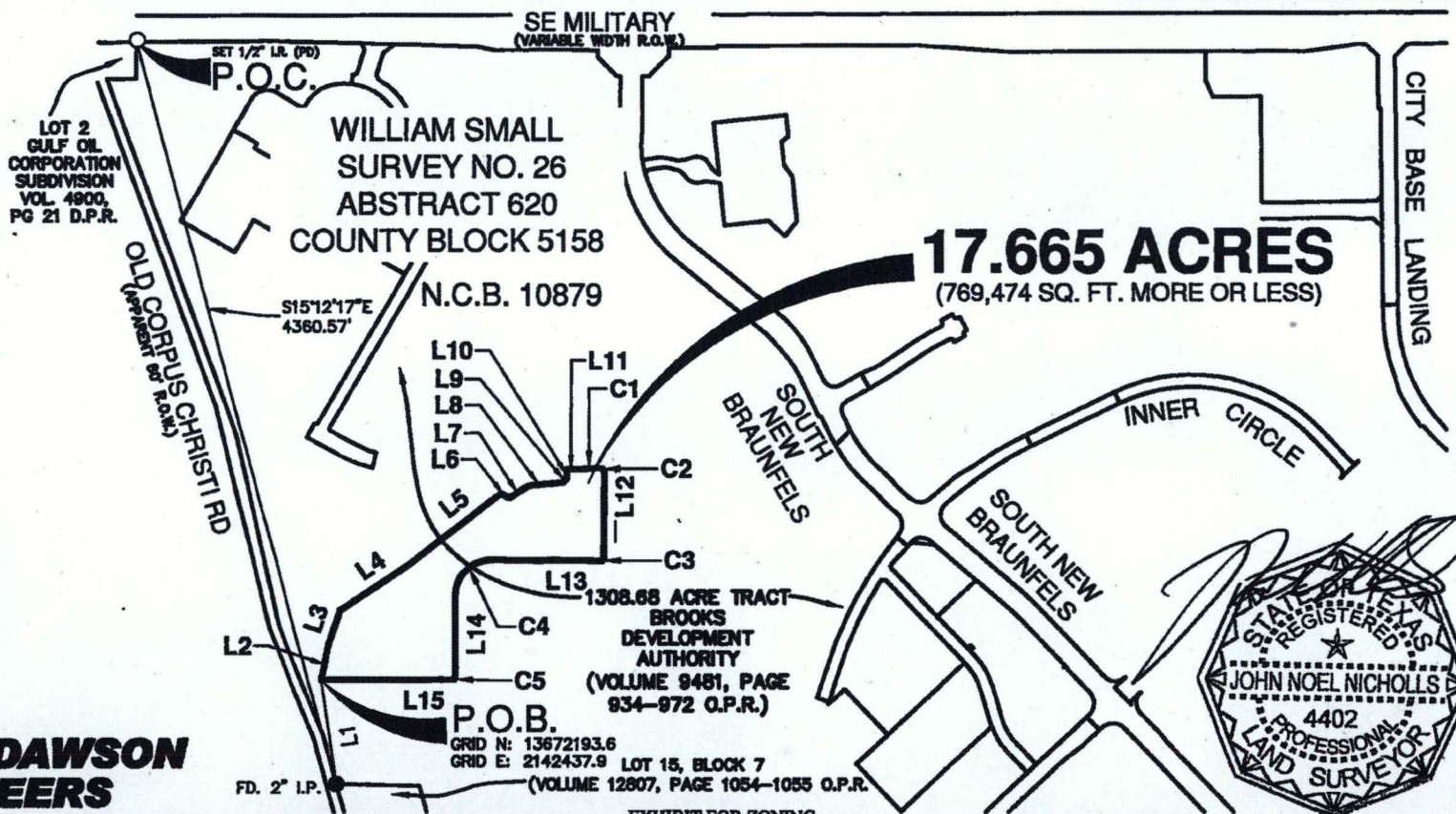
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3393.00'	2°12'38"	N88°12'17"E	130.90'	130.91'
C2	20.37'	91°10'50"	S46°12'18"E	29.11'	32.42'
C3	10.00'	89°59'59"	S45°29'25"W	14.14'	15.71'
C4	200.00'	90°29'25"	S45°14'42"W	284.05'	315.87'
C5	10.00'	90°00'00"	S45°00'00"W	14.14'	15.71'

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE 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.

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°16'46"W	603.12'
L2	N12°06'36"E	208.67'
L3	N18°34'03"E	202.38'
L4	N55°51'47"E	487.01'
L5	N52°17'46"E	637.33'
L6	S62°19'34"E	55.55'
L7	N57°07'35"E	125.89'
L8	N84°52'19"E	194.43'
L9	N47°34'55"E	34.72'
L10	N00°29'27"E	49.55'
L11	N89°18'36"E	60.41'
L12	S00°29'26"W	490.93'
L13	N89°30'35"W	629.73'
L14	S00°00'00"E	471.08'
L15	N90°00'00"W	746.73'



17.665 ACRES
(769,474 SQ. FT. MORE OR LESS)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.9000
 TPLB FIRM REGISTRATION #470 | TPLB FIRM REGISTRATION #10022000

EXHIBIT FOR ZONING
 A 17.665 ACRE, OR 769,474 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY 26, ABSTRACT 620, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1
 JOB No.: 8863-01

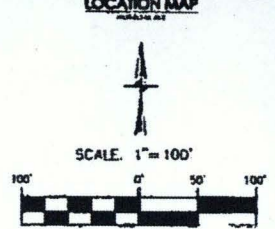
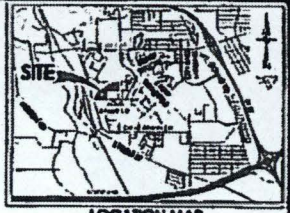
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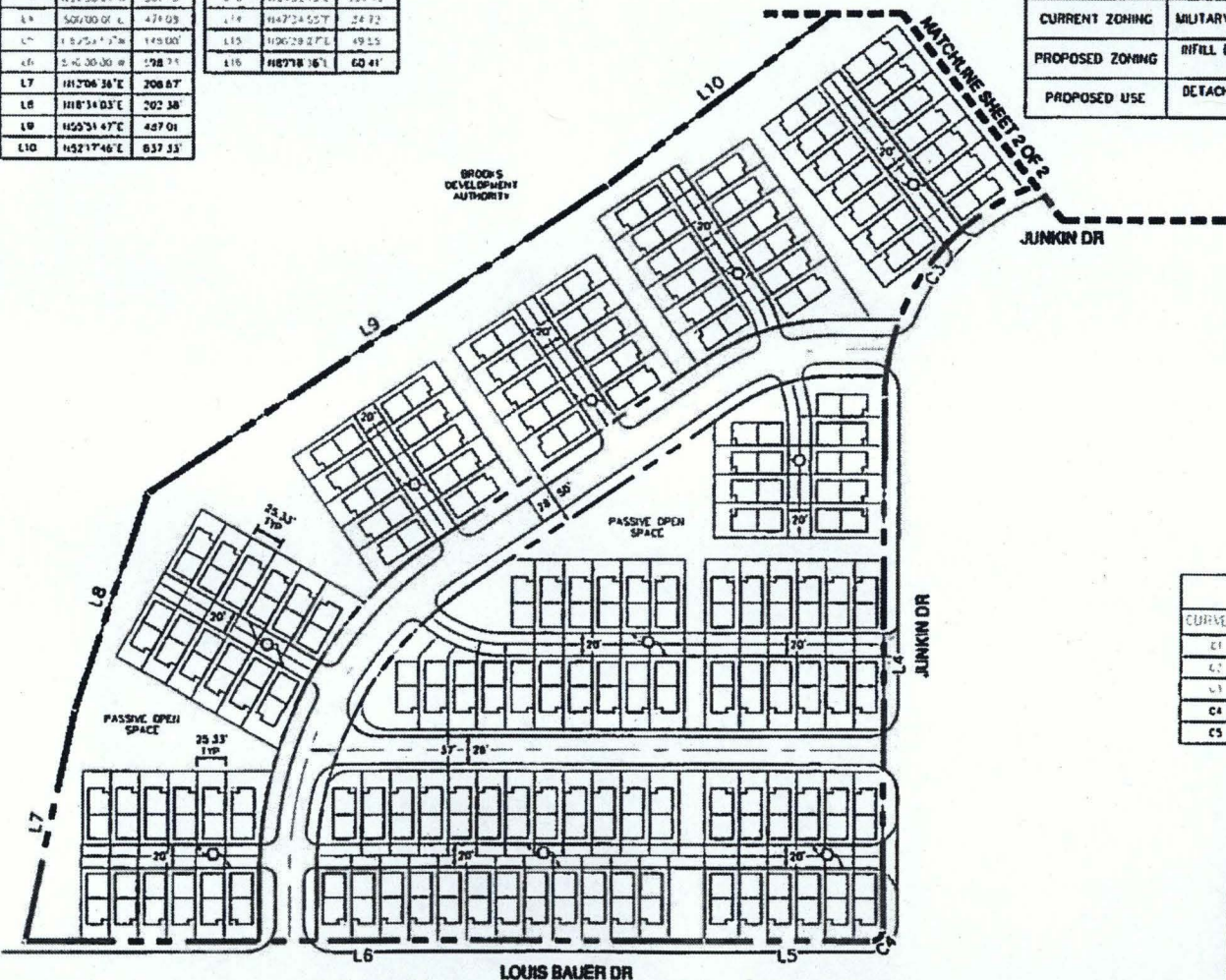
LINE #	BL-FILE	LL-CM
L1	1000000000	48093
L2	1000000000	122907
L3	1000000000	20176
L4	1000000000	47109
L5	1000000000	148000
L6	1000000000	19871
L7	1000000000	20887
L8	1000000000	20238
L9	1000000000	40701
L10	1000000000	83733

LINE #	BEARING	LENGTH
L1	S67°30'34"E	20.55
L2	N51°03'25"E	125.63
L3	N84°52'43"E	194.43
L4	N47°24'52"E	24.72
L5	N06°28'27"E	49.15
L6	N87°18'16"E	62.41

TOTAL ACREAGE	17.66
# DWELLING UNITS	249
UNITS/ACRE	15-16
OPEN SPACE (AC)	3.80
CURRENT ZONING	MILITARY RESERVATION (MR)
PROPOSED ZONING	RIFILL DEVELOPMENT ZONE (RIZ)
PROPOSED USE	DETACHED SINGLE-FAMILY DWELLING



PAPE-DAWSON ENGINEERS
 10000 N. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75243
 TEL: 972.382.1100 FAX: 972.382.1101
 WWW.PAPE-DAWSON.COM



LEGEND

- VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- PASSIVE OPEN SPACE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.37	0°10'50"	S45°12'18"E	21.11
C2	10.00	65°59'52"	S45°20'25"W	18.14
C3	200.00	0°10'28.25"	S45°14'43"W	384.05
C4	10.00	0°00'00.00"	S45°00'00"W	14.14
C5	3393.00	0°02'12.38"	N89°17'17"E	130.90

Brooks Dev. Authority
 I, **Brooks Dev. Authority**, 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 SUBDIVISION PLATTING OR BUILDING PERMITS."

BROOKS TRAIL RESIDENTIAL
SAN ANTONIO, TEXAS
REZONING EXHIBIT
 Exhibit "B"

JOB NO. 2015-01
 DATE SEPT 2015
 DESIGNED TAD
 CHECKED SK
 DRAWN TAD
 SHEET 1 of 2

