

AN ORDINANCE 2016-08-04-0565

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 1.65 acres of land out of NCB 531 from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District.

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.

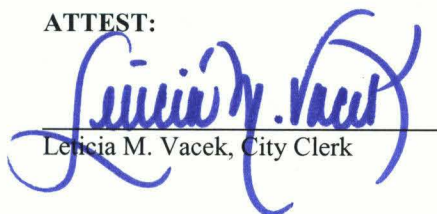
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective the 14th day of August 2016.


PASSED AND APPROVED this 4th day of August 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

Agenda Item:	Z-7 (in consent vote: 31, 32, 33, P-2, Z-2, Z-5, P-3, Z-7, P-4, Z-8, Z-9, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, Z-19, Z-20, P-6, Z-22, Z-23, Z-24, P-7, Z-25, Z-26, Z-27)						
Date:	08/04/2016						
Time:	02:11:07 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016091 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive Streets. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16027)						
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	

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**METES & BOUNDS DESCRIPTION
TRACT 1**

A 0.97 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 12, AND THE EAST PART OF LOT 11, NEW CITY BLOCK 531, THE EAST 15 FEET OF LOT 4 AND ALL OF LOT 4-1/2, BEING THE SAME TRACT AS DESCRIBED IN A DEED OF TRUST AMONG CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST, A/K/A BLUE BONNET CHURCH OF GOD IN CHRIST AND BANK OF AMERICA, N.A. RECORDED IN VOLUME 8306, PAGE 1530, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set ½" iron rod at the intersection of the westerly R.O.W. line of N. Pine St. (a 60' R.O.W.) and the northerly R.O.W. line of Hays St. (a 55.6' R.O.W.) for the southeast corner of the herein described tract;

THENCE along the northerly R.O.W. line of said Hays St., West, a distance of 149.78 feet (called West, a distance of 149.60 feet) to a found ½" iron rod for the southwest corner of the herein described tract, the southeast corner of Lot A7;

THENCE along the east line of said Lot A7, same being the west line of the herein described tract, North, a distance of 105.10 feet (called North, a distance of 105.00 feet) to a point of reference for an angle point of the herein described tract, the northeast corner of said Lot A7;

THENCE along the north line of said Lot A7, West, a distance of 100.20 feet (called West, a distance of 100.00 feet) to a point of reference at fence corner for an ell of the herein described tract, the northwest corner of a called 0.10205 acre tract as deeded to Willie L. James and Lois James, a point in the east line of Lot 3;

THENCE along the east line of said Lot 3, North, a distance of 35.00 feet to a point of reference located North 12°37'29" West, a distance of 0.61 feet from a found fence corner post for an angle point of the herein described tract, the northeast corner of said Lot 3;

THENCE along the north line of Lot 3, West, a distance of 21.00 feet to a set ½" iron rod for an ell of the herein described tract, a point on the south line of a 13' alley;

THENCE North, a distance of 13.00 feet to a point of reference for an angle point of the herein described tract, a point on the north line of said 13' Alley;

THENCE along the north line of said Alley, West, a distance of 15.00 feet to a point of reference for the most northerly southeast corner of the herein described tract, the southeast corner of Tract 2, a 0.17 acre tract this day surveyed;

THENCE along the east line of said Tract 2, the same being the most northerly west line of the herein described tract, North, a distance of 50.00 feet to a set ½" iron rod for the

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northwest corner of the herein described tract, the northeast corner of said Tract 2, a point in the south line of a 0.51 acre tract this day surveyed (called Tract 3);

THENCE along the south line of said Tract 3, East, a distance of 288.10 feet (called North 89°50'00" East, a distance of 285.92 feet) to a set ½" iron rod for the northeast corner of the herein described tract, the southeast corner of a tract known as the south 58' of the east 210' of Lot 10, a point in the westerly R.O.W. line of said N. Pine St.;

THENCE along said R.O.W., same being the east line of the herein described tract, South 00°02'00" West, a distance of 203.10 feet (called South 00°02'00" West, a distance of 203.93 feet) to the **POINT OF BEGINNING** and containing 0.97 acres, more or less.

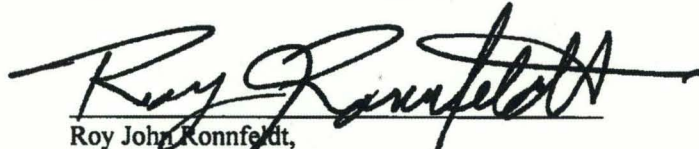
Basis of Bearing: Vol. 8306, Pg. 1530, Deed Records of Bexar County, Texas.

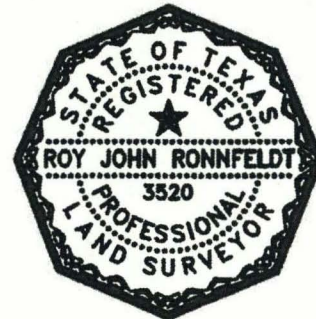
STATE OF TEXAS §

December 14, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



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**METES & BOUNDS DESCRIPTION
TRACT 2**

A 0.17 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE WEST 150' OF LOT 4, BLOCK 13, NEW CITY BLOCK 531, BEING A PORTION OF LOT 4 AS CONVEYED TO CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST, A/K/A BLUE BONNET CHURCH OF GOD IN CHRIST RECORDED IN VOLUME 7011, PAGE 1992, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set ½" iron rod in the easterly R.O.W. line of N. Olive St. (a Variable Width R.O.W.) for the southwest corner of the herein described tract, the northwest terminus of a 13 foot alley;

THENCE along the easterly R.O.W. line of said N. Olive St., North, a distance of 50.00 feet to a set ½" iron rod for the northwest corner of the herein described tract, the southwest corner of a 0.51 acre tract this day surveyed (called Tract 3);

THENCE along the south line of said Tract 3, same being the north line of the herein described tract, East, a distance of 150.00 feet to a set ½" iron rod for the northeast corner of the herein described tract, the northwest corner of a 0.97 acre tract this day surveyed (called Tract 1);

THENCE along the west line of said Tract 1, same being the east line of the herein described tract, South, a distance of 50.00 feet to a set ½" iron rod for the southeast corner of the herein described tract, a point on the north line of said 13' Alley;

THENCE along the north line of said Alley, West, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.


Basis of Bearing: Vol. 8306, Pg. 1530, Deed Records of Bexar County, Texas.

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Registered Professional Land Surveyor
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**METES & BOUNDS DESCRIPTION
TRACT 3**

A 0.51 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE WEST 218' OF THE NORTH 94.9' OF LOT 10 AND THE WEST 218' OF THE SOUTH 3.2' OF LOT 9, BLOCK 13, NEW CITY BLOCK 531, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 8549, PAGE 1190, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set ½" iron rod in the easterly R.O.W. line of N. Olive St. (a Variable Width R.O.W.) for the northwest corner of the herein described tract, the southwest corner of a tract known as the West 150' of the North 95' of Lot 9 (hereinafter called North Tract);

THENCE along the south line of said North Tract, East, at a distance of 151.77 feet passing a found ½" iron rod, a total distance of 224.60 feet to a point of reference located North 66°10'53" East, a distance of 0.69 feet from a found fence corner for the northeast corner of the herein described tract, the northeast corner of a called 0.196 acre tract as deeded to Joseph Shurgot and Sylvie Shurgot in Vol. 14191, Pg. 1745, Real Property Records of Bexar County, Texas;

THENCE along the west line of said Shurgot Tract, same being the east line of the herein described tract, South, a distance of 99.21 feet (called South, a distance of 97.60 feet) to a set ½" iron rod for the southeast corner of the herein described tract, the southwest corner of a tract known as the South 58' of the East 210' of Lot 10, a point in the north line of a 0.97 acre tract this day surveyed (called Tract 1);

THENCE along the north line of said Tract 1, same being the south line of the herein described tract, West, a distance of 224.60 feet (called West, a distance of 225.65 feet) to a set ½" iron rod in the westerly R.O.W. line of N. Olive St. for the southwest corner of the herein described tract, the northwest corner of a 0.17 acre tract this day surveyed (called Tract 2);

THENCE along said R.O.W., North, a distance of 99.21 feet (called North, a distance of 98.18 feet) to the **POINT OF BEGINNING** and containing 0.51 acres, more or less.

Basis of Bearing: Vol. 8306, Pg. 1530, Deed Records of Bexar County, Texas.

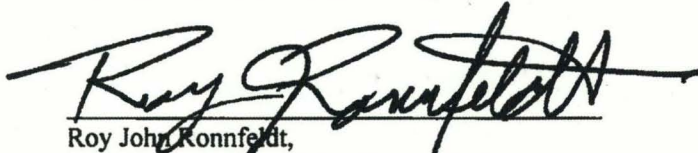
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Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



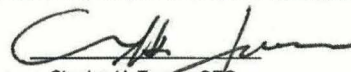
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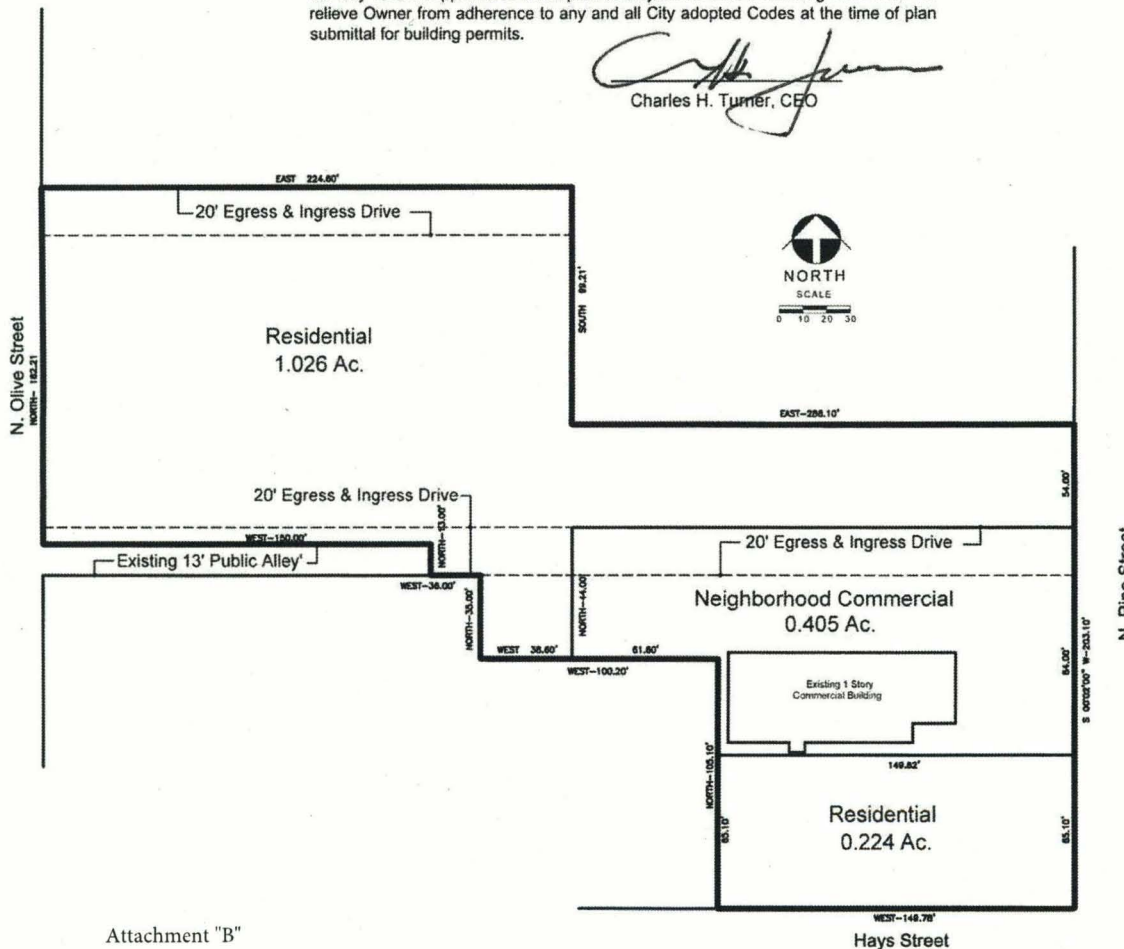
901 Pine

Dignowity Hill
San Antonio, Texas

Zoning Site Plan
June 20, 2016

K/T TX Holdings, LLC, Owners of the property, acknowledges that this site plan submitted for purposes of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, Owner, understands that the City Council approval of a site plan in conjunction with a rezoning case does not relieve Owner from adherence to any and all City adopted Codes at the time of plan submittal for building permits.


Charles H. Turner, CEO



SITE DATA

Total Land Area:	1.655 Ac.
Commercial Area:	0.405 Ac.
Residential:	1.250 Ac.
Residential Units:	20
Maximum Density:	16.0 / Ac.

LEGAL DESCRIPTION:

Approximately 1.655 acres being Lot 10 or A-10; Lot 12 also known as Lot A-11; and the East part of Lot 13 also known as A-8 and the East 15 feet of part of Lot 4 and all of Lot 4-1/2; and Lot 4 Block 13, NCB 531 San Antonio, Bexar County, Texas

COUNCIL DISTRICT: 2

CURRENT ZONING: R5-H

PROPOSED ZONING:

"IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16.0 units/acre and uses permitted in "NC" Neighborhood Commercial District

Owner: K/T TX Holdings LLC
A Project of

Terramark
Urban Homes

Attachment "B"