

AN ORDINANCE 2017-05-18-0361

**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 on 1.015 acres out of NCB 10879 located at the Southwest corner of Sidney Brooks Drive and Aeromedical Road from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for single-family uses not to exceed 7 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.

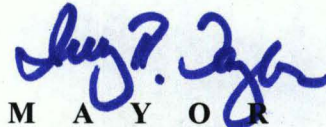
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

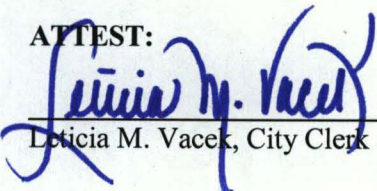
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective the 28th day of May 2017.

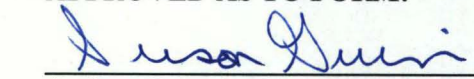
PASSED AND APPROVED this 18th day of May 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-8 (in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6)						
Date:	05/18/2017						
Time:	02:06:04 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017121 (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 for single-family uses not to exceed seven (7) units per acre on 1.015 acres out of NCB 10879, located in the SW corner of Sidney Brooks Drive and Aeromedical Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17038).						
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			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				



Z2017121

**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 1.015 acre, or 44,229 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 1.015 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 39°48'20" E, a distance of 2334.61 feet for the POINT OF BEGINNING of the herein described tract (GRID N: 13673390.0, GRID E: 2144019.1);

Northeasterly, along a curve to the left, said curve having a radius of 3393.00 feet, a central angle of 02°24'09", a chord bearing and distance of N 85°53'53" E, 142.27 feet, for an arc length of 142.28 feet to a point;

S 46°04'29" E, a distance of 64.74 feet to a point;

S 03°34'33" W, a distance of 123.63 feet to a point;

Southwesterly, along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 39°50'33", a chord bearing and distance of S 23°29'49" W, 47.70 feet, for an arc length of 48.68 feet to a point;

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 Exhibit "A"

S 43°12'02" W, a distance of 159.52 feet to a point;

Southwesterly, along a curve to the left, said curve having a radius of 130.00 feet, a central angle of 42°29'31", a chord bearing and distance of S 21°44'12" W, 94.22 feet, for an arc length of 96.41 feet to a point;

N 00°29'26" E, a distance of 385.54 feet to a point;

Northwesterly, along a curve to the left, said curve having a radius of 20.37 feet, a central angle of 91°10'50", a chord bearing and distance of N 46°12'18" W, 29.11 feet, for an arc length of 32.42 feet to the POINT OF BEGINNING, and containing 1.015 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8863-01 by Pape-Dawson Engineers, Inc.

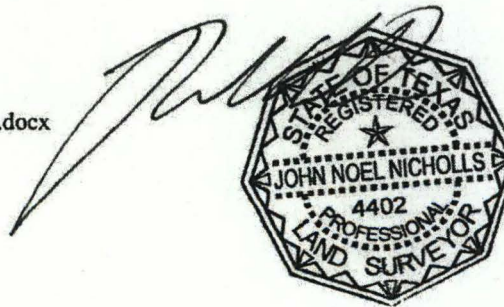
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 3, 2017

JOB NO. 8863-01

DOC. ID.: N:\CIVIL\8863-01\WORD\ZNFN-8863-01.docx

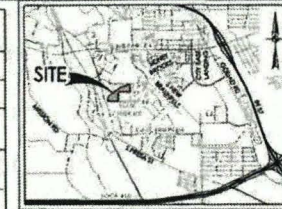


Z2017121

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S46°04'29"E	64.74'
L2	S03°34'33"W	123.63'
L3	S43°12'02"W	198.52'
L4	S60°23'28"W	105.39'
L5	S09°32'35"W	629.73'
L6	S09°00'00"E	471.05'
L7	N96°00'00"W	746.73'
L8	N12°08'36"E	208.67'
L9	N18°34'03"E	202.38'
L10	N55°51'47"E	467.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	N52°17'46"E	637.33'
L12	S62°19'34"E	52.55'
L13	N57°07'35"E	125.89'
L14	N84°52'19"E	194.43'
L15	N47°34'55"E	34.72'
L16	N00°24'27"E	49.55'
L17	N89°16'56"E	69.41'

TOTAL ACREAGE	18.68
# DWELLING UNITS	255
UNITS/ACRE	15-16
OPEN SPACE (AC)	4.58
CURRENT ZONING	MILITARY RESERVATION (MR)
PROPOSED ZONING	INFILL DEVELOPMENT ZONE (IDZ)
PROPOSED USE	DETACHED SINGLE-FAMILY DWELLING



LOCATION MAP



SCALE: 1" = 100'



LEGEND



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



PASSIVE OPEN SPACE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.00'	059°50'33"	S23°29'49"W	47.70'	48.66'
C2	130.00'	042°29'31"	S21°44'12"W	94.22'	96.41'
C3	10.00'	069°59'50"	S45°20'25"W	14.14'	15.71'
C4	200.00'	090°29'25"	S49°14'42"W	284.05'	315.87'
C5	10.00'	090°00'00"	S45°00'00"W	14.14'	15.71'
C6	3993.00'	004°36'47"	N87°00'12"E	273.11'	273.19'

Brooks City Base

I, 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.

PAPE-DAWSON ENGINEERS

SAN ANTONIO • AUSTIN • HOUSTON • FORT WORTH • DALLAS
2000 NW LOOP 436 • SAN ANTONIO, TEXAS 78202
PHONE: (214) 341-1111 FAX: (214) 341-1112
WWW.PAPE-DAWSON.COM

GREENLINE VILLAGE
SAN ANTONIO, TEXAS
REZONING EXHIBIT

JOB NO. 8883-01
DATE: MARCH 2012
DESIGNER: JAD
CHECKED: CC
DRAWN: JAD

SHEET 1 of 2

Exhibit "B"

THIS DOCUMENT HAS BEEN PREPARED AFTER MEASUREMENT AND SURVEYING. IT IS THE PROPERTY OF THE ENGINEER AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER.

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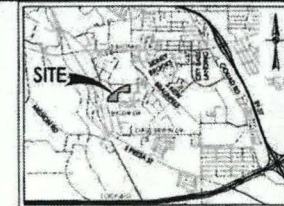
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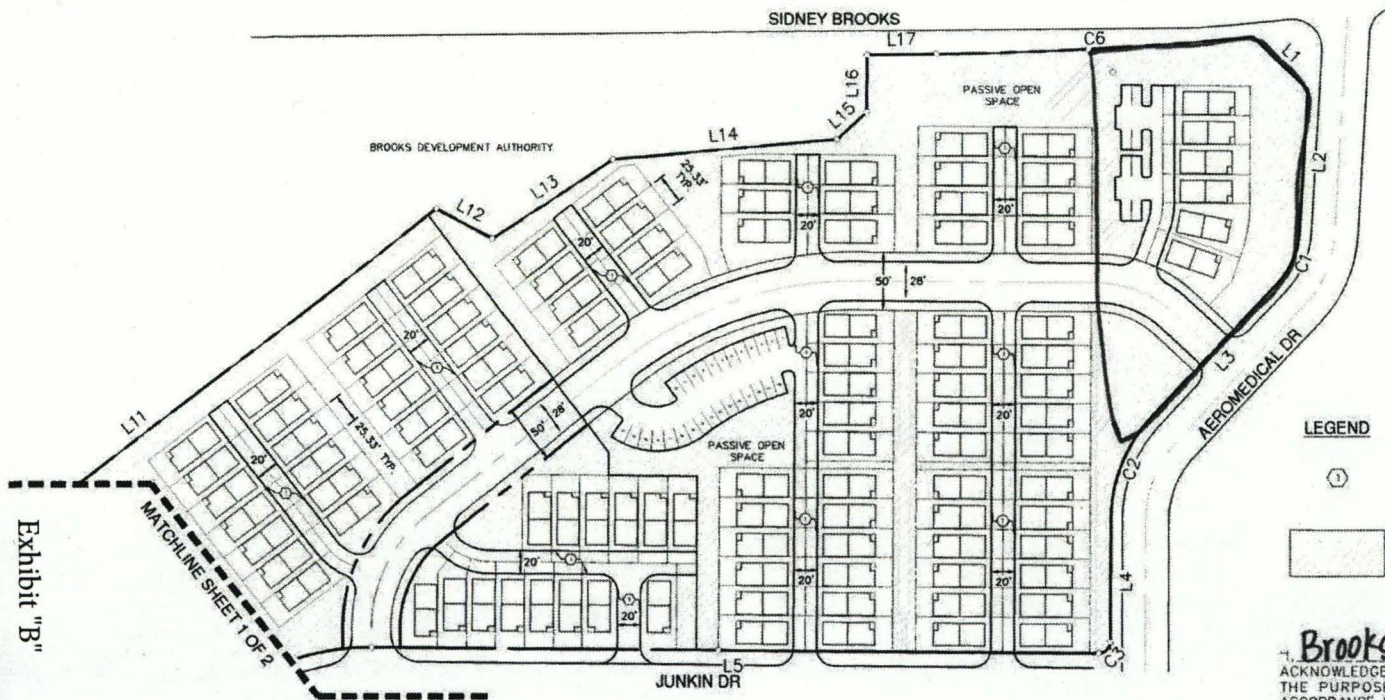
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DESIGNER TAD
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DRAWN TAD
SHEET 2 of 2

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