

AN ORDINANCE 2017-11-02-0859

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 0.788 acres out of NCB 11884 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with 12 Single-Family 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.

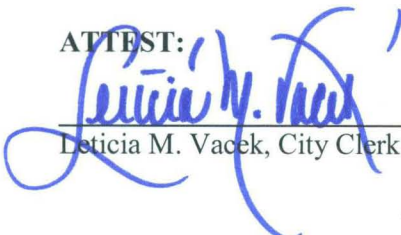
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective November 12, 2017.

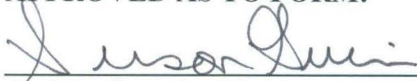
PASSED AND APPROVED this 2nd day of November 2017.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-3 (in consent vote: Z-1, Z-2, Z-3, P-2, Z-5, P-3, Z-6, Z-7, P-4, Z-8, Z-11, Z-12, Z-14)						
Date:	11/02/2017						
Time:	02:08:33 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017263 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with 12 Single-Family Units on 0.788 acres out of NCB 11884, located at 1410, 1414, and 1418 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

Exhibit “A”



Z2017263

Updated FN

-----ZONING-----

METES AND BOUNDS DESCRIPTION
FOR A
0.788 ACRE TRACT OF LAND

Being 0.788 of an acre tract of land, being all of Lot 81, Lot 82, and Lot 71-A, N.C.B 11884, Leon B. Kaufman Addition, according to the Plat thereof recorded in Volume 3975, Page 68 of the Map and Plat Records, Bexar County, Texas, a subdivision of the West part of Lot 71 in Olmos Park Heights, according to the Plat recorded in Volume 980, Page 29, Map and Plat Records, Bexar County, Texas and said 0.788 acre tract of land being more particularly described as follows:

BEGINNING at a point at the intersection of the Southerly right-of-way line of Sandalwood and the Easterly right-of-way line of Teak Ln., being the Northwestern corner of said Lot 81, and being the Northwestern corner of this herein described 0.788 acre tract of land;

Thence along the Southerly right-of-way line of Sandalwood, with the Northerly line of said Lot 81, N 89° 42' 16" E, a distance of 50.20 feet to a point for the Northeasterly corner of said Lot 81 and being the Northwestern corner of said Lot 82, continuing 94.90 feet to a point for the Northeasterly corner of said Lot 82 and being the Northwestern corner of said Lot 71-A, and continuing 75.58 feet for a total distance of 220.68 to a point for the Northeasterly corner of said Lot 71-A, being the Northwestern corner of Lot 96, Sunset Multi-Family as recorded in Volume 9664, Page 64 of the Official Public Records, Bexar County, Texas and being the Northeasterly corner of this herein described 0.788 acre tract of land;

Thence departing the Southerly right-of-way line of Sandalwood, with the Westerly line of said Lot 96, S 00° 26' 31" E, a distance of 195.83 feet to point in the Northerly line of a 0.492 acre tract of land conveyed to Larry K. Scholze as described in Volume 8247, Page 625 of the Official Public Records of Bexar County, Texas, being the Southwesterly corner of said Lot 96, being the Southeasterly corner of said Lot 71-A, and being the Southeasterly corner of this herein described 0.788 acre tract of land;

Thence with the Northerly line of said Larry Scholze tract, N 84° 44' 12" W, and continuing with the Northerly line of a 0.492 acre tract of land conveyed to Nieves T. Garcia as described in Volume 3781 Page 382 of the Deed Records of Bexar County, Texas, a distance of 76.80 feet to point for the Southwesterly corner of said Lot 71-A, being the Southeasterly corner of Lot 83, Leon B. Kaufman Addition, recorded in Volume 3975, Page 68 of the Map and Plat Records, and being a Southerly corner of this herein described 0.788 acre tract of land;

Thence departing the Northerly line of said Nieves Garcia Tract, with the Easterly line of said Lot 83, N 00° 11' 12" W, a distance of 49.94 feet to a point for the Northeasterly corner of Lot 83, being the Southeasterly corner of said Lot 82, and being the an interior corner of this herein described 0.788 acre tract of land;

Thence with the Northerly line of said Lot 83, being the Southerly line of Lot 82 and Lot 81, N 84° 48' 17" W, a distance of 156.54 feet to a point in the Easterly right-of-way line of said Teak Ln, being the Northwestern corner of said lot 83, being the Southwesterly corner of said Lot 81, and being the Southwesterly corner of this herein described 0.788 acre tract of land;

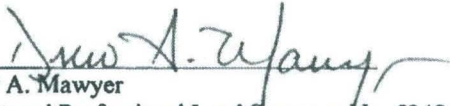
Exhibit "A"

Thence with the Easterly right-of-way line of Teak Ln., N 04° 47' 48" E, a distance of 123.96 feet to the POINT OF BEGINNING of this herein described 0.788 acre tract of land;

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on Survey dated April 3, 2017 by Mark Ewald RPLS 5095.

Zoning Metes and Bounds prepared this the 24th day of August 2017.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. ST. HWY 46, New Braunfels, TX 78132
Job: BRD - SANDALWOOD 1400 BLK - 0.788 AC MB

REV. H.C.B. 9/14/17



Exhibit "A"

SG/lj
11/02/2017
Item No. Z-3

Exhibit “B”

PLEASE RECYCLE 

Z2017263

TEAK LN

E SANDALWOOD LN

**TOTAL PROPOSED
IDZ AREA 0.788 AC.**

NOTE:
I, MARCELO ANDONE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE & BUILDING DATA

AREA: 0.788 AC

LEGAL DESCRIPTION: BEING 0.1446 ACRE TRACT OUT OF LOT 81, NCB 11884;
BEING ALSO 0.3122 ACRE TRACT OUT OF LOT 82, NCB
11884; AND BEING ALSO 0.3350 ACRE TRACT OUT OF E
IRR 76.1 FT OF LOT 71, NCB 11884

PROPOSED ZONING: IDZ AHOD WITH 12 DETACHED SINGLE FAMILY HOMES.

Exhibit "B"

210.860.9224 WWW.BIGREDDOG.COM



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
PETER RUSSELL YEAGER
P.E. #113392 ON

EXHIBIT ONLY

1400 SANDALWOOD ZONING
1410, 1414 & 1418 SANDALWOOD LANE
SAN ANTONIO, BEXAR COUNTY, TX, 78232

PROJECT:

CLIENT: MSA10 PARTNERS
LLC

SH

REORDER: 1917

REORDER: PWT