

ORDINANCE

2020-08-06-0493

**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 10.968 acres out of NCB 10934, from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

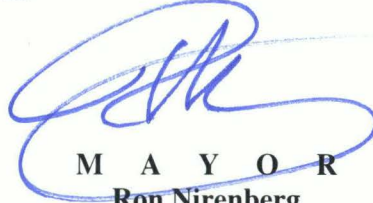
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

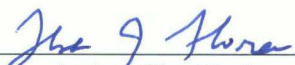
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective August 16, 2020.


PASSED AND APPROVED this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council

August 06, 2020

Item: Z-14

File Number: 20-4249

Enactment Number:

2020-08-06-0493

ZONING CASE Z-2020-10700093 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 10.968 acres out of NCB 10934, located at 7402 South New Braunfels Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
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Item No. Z-14

Exhibit “A”

Kimley-Horn and Associates, Inc.
TBPLS Firm No. 10193973
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

**A METES AND BOUNDS
DESCRIPTION OF A
10.968 ACRE TRACT OF LAND**

BEING 10.968 acre (477,759 square feet) tract of land situated in New City Block 10934, City of San Antonio, Bexar County, Texas; and containing a portion of Lot 45 of Southeast Service Center Subdivision, plat of which is recorded in Volume 9547, Page 59 of the Deed and Plat Records of Bexar County; also containing a portion of the street right-of-way of Woodruff Avenue (a variable width public street – recording unknown); and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found on the easterly right-of-way line of South New Braunfels Avenue (100 feet wide) marking the intersection with the northerly right-of-way line of said Woodruff Avenue, and marking the southwest corner of Tract 1, Brookhill Subdivision Unit 4, plat of which is recorded in Volume 4700, Page 182 of the Deed and Plat Records of Bexar County;

THENCE, North 89°45'22" East, 176.82 feet along the northerly right-of-way line of said Woodruff Avenue and the southerly line of said Brookhill Subdivision Unit 4 to the **POINT OF BEGINNING**;

THENCE, North 89°45'22" East, 386.15 feet, continuing along the northerly right-of-way line of said Woodruff Avenue and the southerly line of said Brookhill Subdivision Unit 4 to a point marking the northwest corner of Tract 2, New City Block 10979, plat of which is recorded in Volume 5700, Page 127 of the Deed and Plat Records of Bexar County;

THENCE, South 00°28'39" East, 869.93 feet along the easterly right-of-way line of said Woodruff Avenue and the westerly line of said New City Block 10979 to a point for corner; from which a 1/2-inch iron rod with a plastic cap found marking the northwesterly end of a right-of-way cut-back corner at the intersection of the northerly right-of-way line of South East Military Drive (width varies) with the said easterly right-of-way line of said Woodruff Avenue bears: South 00°28'39" East, 184.90 feet;

THENCE, South 89°47'37" West, 556.02 feet crossing said Woodruff Avenue and aforesaid Lot 45 to a point for corner on the easterly right-of-way line of aforesaid South New Braunfels Avenue;

THENCE, North 0°56'09" West, 809.44 feet along the easterly right-of-way line of said South New Braunfels Avenue to a point of curvature marking the southwesterly end of a right-of-way cut-back curve at the intersection with the southerly right-of-way line of aforesaid Woodruff Avenue;

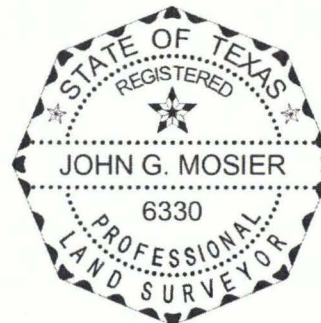
THENCE in a northeasterly direction along the said right-of-way cutback curve, along a tangent curve to the right, a central angle of 90°40'00", a radius of 10.00 feet, a chord bearing and distance of North 44°23'51" East, 14.22 feet, and a total arc length of 15.82 feet to a point of tangency on the southerly right-of-way line of said Woodruff Avenue;

THENCE, North 89°43'51" East, 166.12 feet along said southerly right-of-way line of said Woodruff Avenue to a point for corner;

THENCE, North 0°16'09" West, 49.99 feet, crossing said Woodruff Avenue to the **POINT OF BEGINNING** and containing 10.968 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

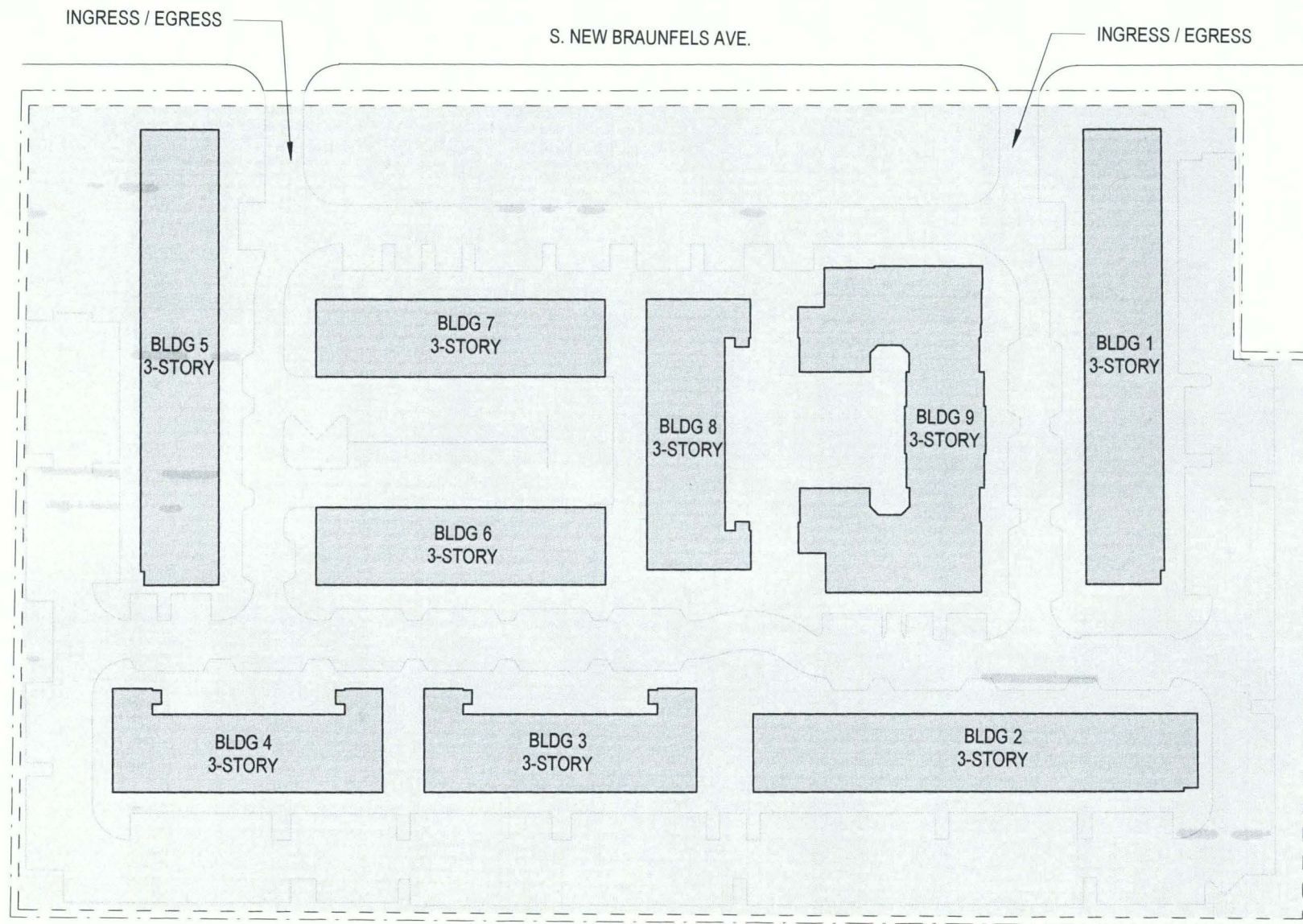
John G. Mosier 6-2-20


John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
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San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com



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Exhibit “B”




 PARCEL TO BE ZONED "IDZ-2" WITH MULTI-FAMILY
 USE AT GROSS DENSITY OF ~~90~~ UNITS PER ACRE
10.968 acres out of NCB 10394



 459,544 SQUARE FEET OF BUILDABLE AREA ON THE
 PROPERTY WITH FIVE FOOT SIDE AND REAR
 SETBACKS AS WELL AS 10 FOOT SETBACKS ALONG
 STREET FRONTAGE

Exhibit "B"

ZONING SITE PLAN

