

ORDINANCE 2020-08-20-0575

**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 5.77 acres out of NCB 10879, from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre. All zoning overlay districts remain unchanged.

**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.

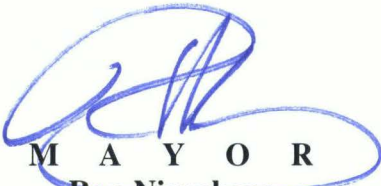
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
08/20/2020  
# Z-13

CASE NO. Z-2020-10700108

**SECTION 6.** This ordinance shall become effective August 30, 2020.


**PASSED AND APPROVED** this 20<sup>th</sup> 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 20, 2020

Item: Z-13

Enactment Number:  
2020-08-20-0575

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Ron Nirenberg Mayor				√		
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2	√			√		
Rebecca Viagran Council District 3				√		
Adriana Rocha Garcia Council District 4				√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7		√		√		
Manny Pelaez Council District 8						√
John Courage Council District 9				√		
Clayton Perry Council District 10				√		

Comments:

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*Office of the City Clerk*

SG  
08/20/2020  
Item No. Z-13

# Exhibit “A”



## FIELD NOTE DESCRIPTION

**FIELD NOTE DESCRIPTION** of a 5.773 acre tract of land situated within the corporate limits of the City of San Antonio and out of the William Small Survey No. 26, Abstract 670, New City Block 10879 and being a portion of a 1,308.68 acre tract of land as described in Volume 9481, Page 934, Bexar County Official Public Records; in all, said 5.773 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set (Westwood) at the southeast intersection of the south line of Sidney Brooks (a variable width right-of-way) recorded in Volume 9707, Pages 84-86, Bexar County Deed and Plat Records and the east line of Kennedy Hill (a 70' right-of-way) recorded in said Volume 9707, Pages 84-86 for a southwest corner and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, along the east line of said Kennedy Hill, North 30° 03' 40" East, 511.36 feet to a 1/2" iron rod found (Stanted) on the south line of Lot 1, Block 14, BICB Unit 20A & 20D recorded in Volume 9679, Pages 124-126, said Deed and Plat Records for the north corner of the herein described tract of land;

**THENCE**, along the south line of said Lot 1, South 59° 56' 20" East, 552.99 feet to a 1/2" iron rod set (Westwood) on the west line of Lot 902, Block 8, Brooks Linear Park recorded in Volume 20001, Pages 174-177, said Deed and Plat Records for the east corner of the herein described tract of land;

**THENCE**, along the west line of said Lot 902, the following courses:

South 40° 06' 13" West, 86.40 feet to a 1/2" iron rod set (Westwood);  
North 84° 16' 10" West, 44.01 feet to a 1/2" iron rod set (Westwood);  
South 30° 03' 39" West, 134.78 feet to a 1/2" iron rod set (Westwood);  
South 16° 43' 30" West, 32.32 feet to a 1/2" iron rod set (Westwood); and  
South 40° 06' 13" West, 154.23 feet, to a 1/2" iron rod set (Westwood) on the north line of Sidney Brooks, (an 86' private street) recorded in City of San Antonio Ordinance No. 99029 for the southeast corner of the herein described tract of land;

**THENCE**, along the north line of said Sidney Brooks, South 89° 19' 41" West, 21.02 feet to a 1/2" iron rod set (Westwood) at the beginning of a tangent curve to the right;

**THENCE**, continuing along said north line and with the arc of said curve pass the common western terminus of said Sidney Brooks (CaSA Ord. 99029), the eastern terminus of said Sidney Brooks (9707/84-86, DPR), in all with an arc length of 224.21 feet, a radius of 757.00 feet, a delta of 16° 58' 12" and a chord bearing and distance of North 82° 11' 12" West, 223.39 feet to a 1/2" iron rod set (Westwood);

**THENCE**, continuing along the north line of said Sidney Brooks (9707/84-86) the following courses:

North 63° 21' 03" West, 114.17 feet to a 1/2" iron rod set (Westwood) at the beginning of a non-tangent curve to the right,  
Along the arc of said curve with an arc length of 66.22 feet, a radius of 745.00 feet, a delta of 5° 05' 34" and a chord bearing and distance of North 62° 29' 07" West, 66.20 feet to a 1/2" iron rod set (Westwood);

North 59° 56' 20" West, 58.45 feet to a 1/2" iron rod set (Westwood) at the beginning of a tangent curve to the right with an arc length of 23.56 feet, a radius of 15.00 feet, a delta of 90° 00' 00" and a chord bearing and distance of 14° 56' 20" West, 21.21 feet to the **POINT OF BEGINNING**.

Containing in all 5.773 acres or 251,454 square feet of land.

## CERTIFICATION

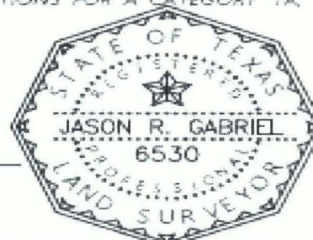
THE UNDERSIGNED HEREBY CERTIFIES TO (Buyer), AND CHICAGO TITLE INSURANCE COMPANY, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Jason R. Gabriel, R.P.L.S., Texas No. 6530

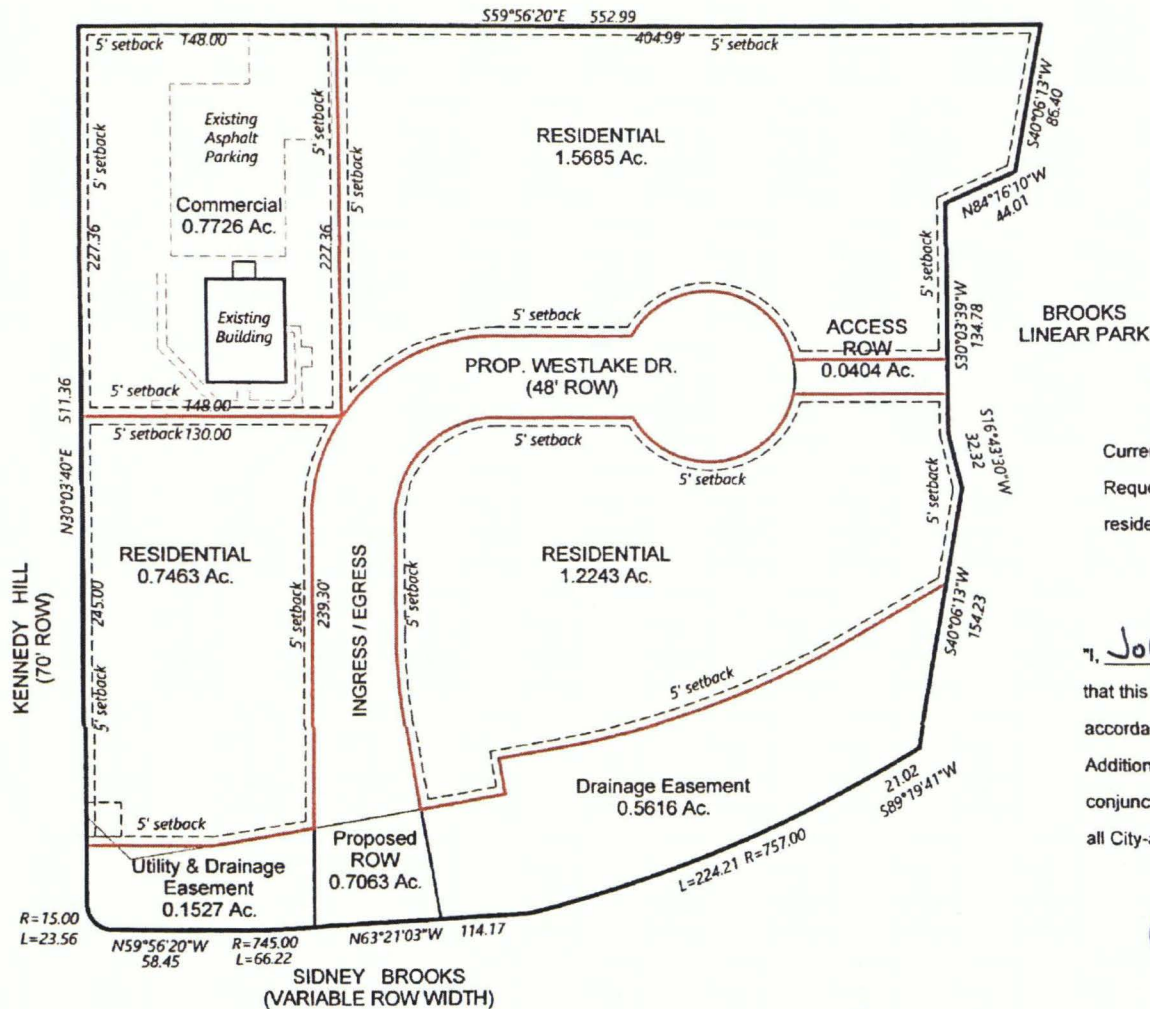
Date: 04/07/2020



SG  
08/20/2020  
Item No. Z-13

# Exhibit “B”

Z2020-10700108



**BROOK PARCEL #4**  
**MASTER PLAN**  
**APRIL 10, 2020**

LAND USE SUMMARY	
Land Use	Acreage
Commercial / Retail	0.7726
Residential	3.5391
Proposed ROW / Public Access	0.7467
Drainage Easements & U.E.	0.7143
<b>TOTAL PLATTED AREA</b>	<b>5.7727</b>
Proposed Units	70
Proposed Density Per Residential Acres	19.77

Current Zoning: C-3 (HHS)

Requested Zoning: IDZ-2 with uses permitted in C-2 and single-family residential units (19.77 units per AC)

"I, JOHN COOLEY, 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 building permits."

*[Signature]*

Exhibit "B"

ZONING CASE Z-2020-10700108 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay and "C-3 H AHOD" General Commercial Brooks School of Aerospace Medicine Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to residential 19.77 units and "IDZ-2 H AHOD" Medium Intensity Infill Development Brooks School of Aerospace Medicine Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to residential 19.77 units per acre on 5.77 acres out of NCB 10879, located in the 2500 block of Sidney Brooks.