

AN ORDINANCE 2014 - 02 - 20 - 0113

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 1.43 acres out of NCB 3857 from "PUD MF-25 NCD-9 RIO-1 AHOD" Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District, "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and "I-1 NCD-9 RIO-1 AHOD" General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District to "IDZ RIO-1 AHOD" Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 17 units an acre.

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.

SG/cla
02/20/2014
Z-3

CASE NO. Z2013191

SECTION 6. This ordinance shall become effective March 2, 2014.

PASSED AND APPROVED this 20th day of February 2014


M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Robert F. Greenblum, City Attorney
fa

Agenda Item:	Z-3 (in consent vote: Z-2, P-1, Z-3, Z-5, Z-6, Z-8, P-2, Z-10, Z-12, Z-15, P-5, Z-16)
Date:	02/20/2014
Time:	02:16:05 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2013191 (District 2): An Ordinance amending the Zoning District Boundary from "PUD MF-25 NCD-9 RIO-1 AHOD" Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District, "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and "I-1 NCD-9 RIO-1 AHOD" General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District to "IDZ RIO-1 AHOD" Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 17 units an acre on 1.43 acres out of NCB 3857 located at 250 Brahan Boulevard, 151 Cunningham Avenue and a portion of 2300 Broadway. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14016)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x			x	
Ivy R. Taylor	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				

2013191

Barrera Land Surveying
7715 Mainland Drive, Suite 114
San Antonio, Texas 78250
(210) 444-9023
(210) 444-9479 (fax)
dbinsati@yahoo.com

STATE OF TEXAS
COUNTY OF BEXAR

LEGAL DESCRIPTION
For
1.43 Acre Tract

Being a 1.43 acre tract of land being out of and part of Lot 5 and Lot 6, New City Block 3857, Gillespie Realty Company Property Subdivision, Volume 4080, Page 168, Deed and Plat Records of Bexar County and Lot 8, New City Block 3857, Volume 4600, Page 70, Deed and Plat Records of Bexar County and a portion of Lot 9, New City Block 3857, Broadway Development Subdivision, Volume 9547, Page 106 Plat Records of Bexar County, Texas. Said 1.43 acre tract of land, being more particularly described as follows:

- BEGINNING:** At a found 1/2" steel rod on the west right of way line of Haywood Avenue, south of Brahan Blvd., for a corner of this herein described tract;
- THENCE:** S 00°24'57" E, a distance of 237.84 feet to a found 1/2" steel rod, to a curve for a corner of this herein described tract;
- THENCE:** Along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 89°38'03", an arc length of 39.11 feet, a chord bearing of S44°24'05" W and a chord distance of 35.24 feet to a corner of this herein described tract;
- THENCE:** S 89°13'06" W, a distance of 125.16 feet to a found 1/2" steel rod, for a corner of this herein described tract;
- THENCE:** N 00°24'57" W, a distance of 138.64 feet to a found 1/2" steel rod, for a corner of this herein described tract;
- THENCE:** S 89°35'03" W, a distance of 130.00 feet to a found 1/2" steel rod, for a corner of this herein described tract;
- THENCE:** N 00°24'57" W, a distance of 150.00 feet to a found 1/2" steel rod, for a corner of this herein described tract;
- THENCE:** N 89°35'03" E, a distance of 255.00 feet to a found 1/2" steel rod, to a curve for a corner of this herein described tract;
- THENCE:** Along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, a chord bearing of S 45°24'57" E and a chord distance of 35.36 feet to the POINT OF BEGINNING.

Containing 1.43 acres of land (62,458 SQ.FT.) more or less. Survey prepared this date.

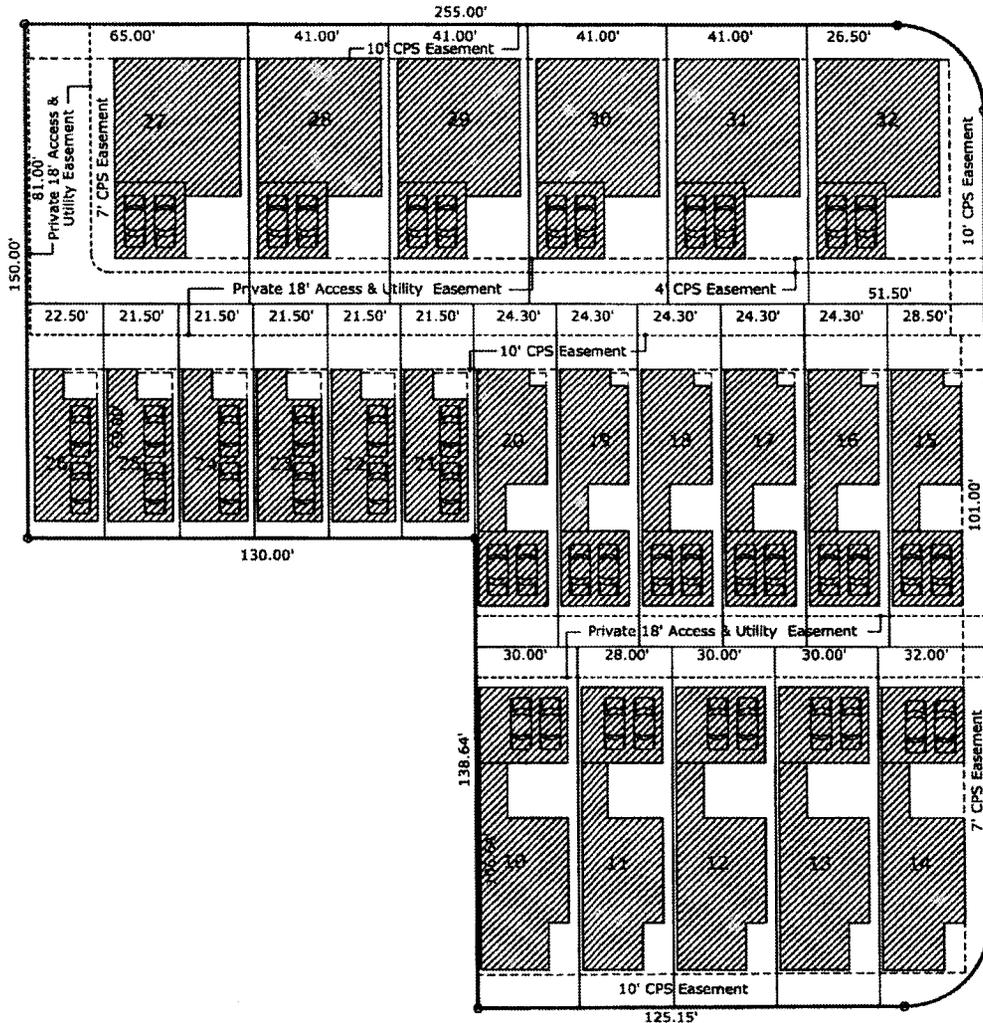
Date: 5-3-2013


David Barrera, R.P.L.S. No. 5286





BRAHAN BLVD.



CUNNINGHAM AV.

ATTACHMENT B

LEGAL DESCRIPTION:

Approximatly 1.43 Acres
being Lot 5, Lot 6, 8, & part
of lot 9 & , NCB 3857
San Antonio , Texas

44018101
Westfort Villas

Westfort , San Antonio, Texas

Zoning Site Plan

August 16, 2013

CURRENT ZONING:

MF-25 PUD NCD-9 RIO-1
AHOD
Low Density Multi-Family
Westfort Neighborhood
Conservation District
River Improvement Overlay-1
Airport Hazard Overlay
District

SITE DATA	
Total Land Area	1.43 Ac.
Total Units	23
Density	16.08 / Ac.
Maximum Density	17.0 / Ac.

C-2 NCD-9 RIO-1 AHOD
Commercial
Westfort Neighborhood
Conservation District
River Improvement Overlay-1
Airport Hazard Overlay
District

I-1 NCD-9 RIO-1 AHOD
Industrial
Westfort Neighborhood
Conservation District
River Improvement Overlay-1
Airport Hazard Overlay
District

PROPOSED ZONING:

IDZ RIO-1 AHOD
Infill Development Zone
River Improvement Overlay -1
Airport Hazard Overlay District
With Single Family
Residential uses, having a
density not to exceed 17 units
per acre.

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.

Developer



Terramark
Urban Homes