

ORDINANCE

2021-12-02-0939

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 0.92 acres out of NCB 8398 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling 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 finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

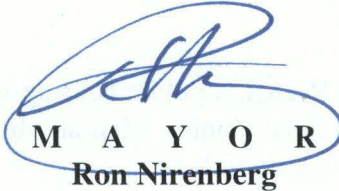
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. This ordinance shall become effective December 12, 2021.


PASSED AND APPROVED this 2nd day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 2, 2021

59.

2021-12-02-0939

ZONING CASE Z-2021-10700263 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.92 acres out of NCB 8398, located at 4219 Tillman. Staff and Zoning Commission recommend Approval.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”



STATE OF TEXAS §
COUNTY OF BEXAR §

TRACT 1

BEING A 0.92 ACRE TRACT OF LAND OUT OF LOT 45, BLOCK H, NEW CITY BLOCK 8398, WOODLAND HILLS COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGES 152-153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, BEING ALL THAT SAME 0.92 ACRE TRACT OF LAND CONVEYED TO OMAR J. TORRES BY DEED RECORDED IN DOCUMENT 20200276461 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1" iron pipe found in the south line of Lot 46 of said Block H, same being the north line of said Lot 45, for the northeast corner of that certain 1.00-acre tract of land conveyed to Joe Jose Garcia by deed recorded in Volume 3773, Page 257 of the Official Public Records of Bexar County, Texas, same being northwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 83°54'25" E (S 83°41' E, 272.38 feet per deed), with the south line of Lot 46 passing at a distance of 251.10 feet a ½" iron rod found in the northwest right-of-way line of Tillman St. (40-foot-wide right-of-way easement), and continuing for a total distance of **272.38 feet** to the northeast corner of this herein described tract, lying in the centerline of Tillman Street;

THENCE, S 29°08'56" W (S 29°22' W, 202.87 feet per deed), with the centerline of Tillman St., a distance of **202.88 feet** to the southeast corner of this herein described tract,;

THENCE, N 73°11'12" W (N 72°58' W, 196.50 feet per deed), leaving the centerline of Tillman St., over and across said Lot 45, passing at a distance of 20.47 feet a ½" iron rod set in the northwest right-of-way line of Tillman St., and continuing for a total distance of **196.08 feet** to a ½" iron rod set in the east line of said 1.00-acre tract for the southwest corner of this herein described tract,

THENCE, N 05°59'31" E (N 06°19' E, 150.20 feet), continuing over and across said Lot 45 with the east line of said 1.00-acre tract, a distance of **150.20 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.92 of one acre (39,887 square feet) of land, more or less, within these metes and bounds.

Exhibit "A"

TRACT 2

BEING A 0.58 ACRE TRACT OF LAND OUT OF LOT 45, BLOCK H, NEW CITY BLOCK 8398, WOODLAND HILLS COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGES 152-153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, BEING ALL THAT SAME 0.58 ACRE TRACT OF LAND CONVEYED TO OMAR J. TORRES BY DEED RECORDED IN DOCUMENT 20200276461 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from 1" iron pipe found in the south line of Lot 46 for the northeast corner of that certain 1.00-acre tract of land conveyed to Joe Jose Garcia by deed recorded in Volume 3773, Page 257 of the Official Public Records of Bexar County, Texas;

THENCE, S 05°59'31" W (N 06°19' E, 150.20 feet), leaving the south line of said Lot 46, over and across said Lot 45, with the east line of said 1.00-acre tract, a distance of **150.20 feet** to a ½" iron rod set for the northwest corner and the **POINT OF BEGINNING** of this herein described tract;

NEW CITY BLOCK 8398,

THENCE, S 73°11'12" E (S 72°58'00" E, 196.50 feet per deed), leaving the east line of said 1.00-acre tract, continuing over and across said Lot 45, passing at a distance of 175.61 feet ½" iron rod set in the northwest right-of-way line of Tillman St. (40-foot-wide right-of-way easement) and continuing for a total distance of **196.08 feet** to the northeast corner of this herein described tract, lying in the centerline of Tillman St.;

THENCE, S 29°08'56" W (S 29°22'00" W, 144.90 feet per deed), with the centerline of Tillman St., a distance of **144.90 feet** to the southeast corner of this herein described tract, lying in the intersection of the centerline of Tillman St. and the centerline of Sutton St. (40-foot-wide right-of-way easement – both platted as Hillside Drive);

THENCE, N 83°54'25" W (N 83°41'00" W, 136.18 feet per deed), with the centerline of Sutton St., a distance of **135.62 feet** to the southeast corner of said 1.00-acre tract, same being the southwest corner of this herein described tract;

THENCE, N 05°59'31" E (N 06°19' E, 169.80 feet per deed) leaving the centerline of Sutton St., with the east line of said 1.00-acre tract, passing at a distance of 20.15 feet a 1" iron pipe found in the north right-of-way line of Sutton St., and continuing for a total distance of **169.80 feet** to the **POINT OF BEGINNING**, containing 0.58 of one acre (25,392 square feet) of land, more or less, within these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

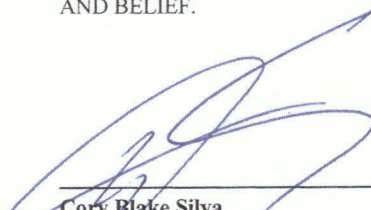

Cory Blake Silva
RPLS No. 6500
December 16, 2020
Amended October 19, 2021



Exhibit “B”

Current: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Proposed: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for 2 Residential Units

Residence 2 Square footage (New): 3900sq

TRACK 1
39,887 SQ.FT.
0.92 ACRE

TRACK 2
25,392 SQ.FT.
0.58 ACRE

TILLMAN DR.
40' R.O.W. ESMT.

SUTTON DR.
40' R.O.W. ESMT.

ADDRESS: 4219 TILLMAN,
SAN ANTONIO, TX. 78228
ZONING: R-4

Exhibit "B"

① Site Plan
1" = 20'-0"

Location	4219 TILLMAN, SAN ANTONIO TX 78228
Date	07/04/2021
Drawn by	Author

Scale 1" = 20'-0"