

AN ORDINANCE 2018-04-19-0309

**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 Lot A36, A37, A38, Block S1, NCB 2955 from "RM-4 AHOD" Residential Mixed Use Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units.


**SECTION 2.** 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 "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** 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.

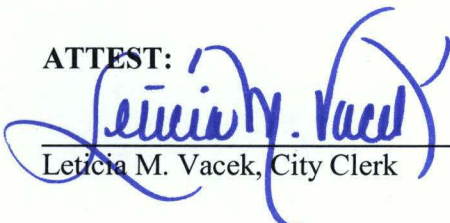
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective April 29, 2018.


**PASSED AND APPROVED** this 19<sup>th</sup> day of April 2018

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-5 ( in consent vote: 29, P-1, Z-2, Z-3, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, Z-13, P-3, Z-14, Z-15, Z-16, Z-17 )						
<b>Date:</b>	04/19/2018						
<b>Time:</b>	02:19:50 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018070 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex Street. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			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				
Clayton H. Perry	District 10		x				

SG/lj  
04/19/2018  
Item No. Z-5

# **EXHIBIT “A”**

# Z2018070 - 1349 Essex Rezoning from RM-4 AHOD to IDZ with 15 duplex units allowed

LAND USE MATRIX						
LOT #	LAND USE	INTENDED USE	LOT AREA	MIN. BUILDING AREA	NO. OF DWELLINGS	TOTAL NO. OF UNITS
1	RESIDENTIAL	MULTI-FAMILY DUPLEX	65,017 SF	450 SF	15	30

PARKING LOT REQUIREMENTS						
LOT #	LAND USE	INTENDED USE	SPACES / DWELLINGS	TOTAL NO. OF UNITS	MIN. NO. OF SPACES	AVAILABLE HANDICAPPED SPACES
1	RESIDENTIAL	MULTI-FAMILY DUPLEX	1.5	30	45	3

CURVE TABLE				LINE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	CHORD DISTANCE	LINE BEARING	LINE DISTANCE	LINE BEARING	LINE DISTANCE
C1	13.00	37.59° 46"	N 19° 26' 33" W 13.42	L1	N 02° 54' 40" W 92.89	L2	N 86° 43' 50" W 50.48
C2	50.00	142.74°	S 90° 20' 00" E 246.50	L3	N 21° 49' 18" W 24.98	L4	N 59° 28' 06" W 12.19
C3	15.00	37.59° 18"	N 28° 02' 21" E 13.15				

**METES AND BOUNDS FOR INFILL DEVELOPMENT ZONE (IDZ) PROPERTY**

BEING 1.493 ACRES OF LAND, MORE OR LESS, CONSISTING OF LOTS A39, A37 AND A38, BLOCK 8-1/2, NEW CITY BLOCK 2955, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED IN A DEED RECORDED IN DOCUMENT NUMBER 201029165 1 6540 1.493 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE LOWER SOUTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF ESSEX STREET AT THE SOUTHWEST CORNER OF THE BRANDY ESTEVES 6.106 ACRES (VOLUME 16885, PAGE 1257), SAME ALSO BEING THE POINT OF BEGINNING.

**THENCE** ALONG THE LINES COMMON TO THIS 1.493 ACRES AND SAID ESTEVES 2.106 ACRES THE FOLLOWING COURSES AND DISTANCES:

NORTH 90 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 92.89 FEET TO A METAL FENCE POST FOUND FOR AN ANGLE CORNER OF THIS 1.493 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID ESTEVES 6.106 ACRES;

NORTH 86 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 50.46 FEET TO A METAL FENCE POST FOUND FOR THE UPPER SOUTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING THE NORTHWEST CORNER OF SAID ESTEVES 6.106 ACRES AND ON THE EAST LINE OF LOT 10;

**THENCE** ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID LOT 10, NORTH 90 DEGREES 41 MINUTES 42 SECONDS WEST, A DISTANCE OF 158.30 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING ON THE EAST LINE OF THE MARIA E. RODRIGUEZ 6.100 ACRES (VOLUME 10916, PAGE 916) AND THE SOUTHWEST CORNER OF LOT 11 OF NEW CITY BLOCK 6162;

**THENCE** ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID LOT 11, NORTH 85 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 126.94 FEET TO A METAL FENCE POST FOUND FOR AN ANGLE CORNER, SAME BEING AN ANGLE CORNER OF THE JASON CASANOVA ET AL 0.999 ACRES (VOLUME 16374, PAGE 940);

**THENCE** ALONG THE LINES COMMON TO THIS 1.493 ACRES AND SAID CASANOVA 0.999 ACRES THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 49 MINUTES 18 SECONDS WEST, A DISTANCE OF 24.98 FEET TO A METAL FENCE POST FOUND FOR THE NORTH CORNER OF THIS 1.493 ACRES, SAME BEING AN ANGLE CORNER OF SAID CASANOVA 0.999 ACRES;

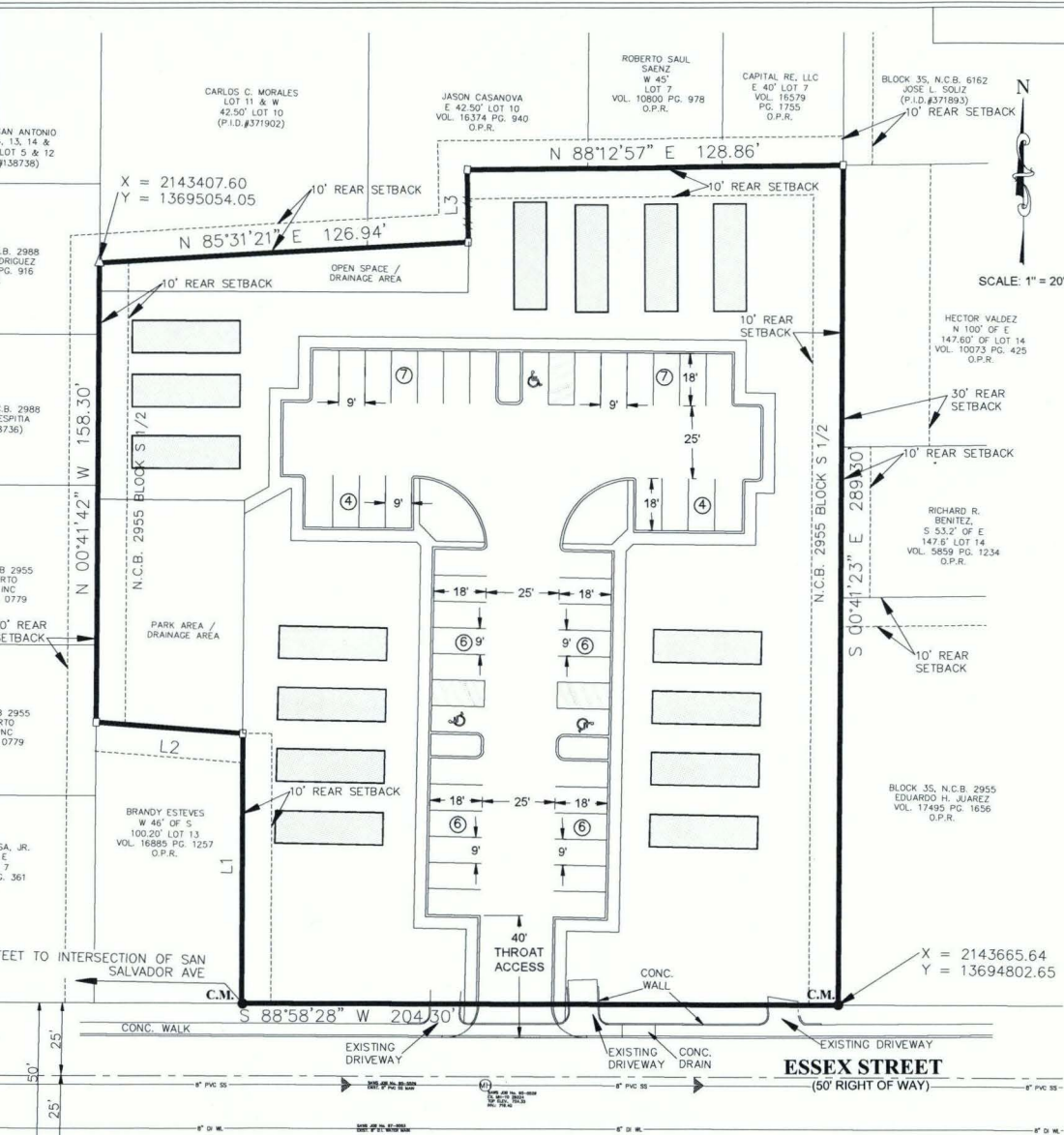
NORTH 88 DEGREES 13 MINUTES 87 SECONDS EAST, A DISTANCE OF 128.86 FEET TO A METAL FENCE POST FOUND FOR THE NORTHEAST CORNER OF THIS 1.493 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE RE CAPITAL, LLC 0.932 ACRES (VOLUME 16879, PAGE 179) AND THE SOUTHWEST CORNER OF LOT 6 NEW CITY BLOCK 6162, SAME ALSO BEING THE NORTHEAST CORNER OF THE HECTOR VALDEZ 0.339 ACRES (VOLUME 10073, PAGE 425);

**THENCE** ALONG THE LINE COMMON TO THIS 1.493 ACRES AND SAID VALDEZ 0.339 ACRES, SOUTH 00 DEGREES 41 MINUTES 23 SECONDS EAST, A DISTANCE OF 289.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 1.493 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE EDUARDO H. JUAREZ ET AL 0.157 ACRES (VOLUME 17495, PAGE 1656) AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ESSEX STREET.

**THENCE** ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ESSEX STREET, SOUTH 88 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 204.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.493 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE. DISTANCES ARE IN SURFACE U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED SCALE FACTOR OF 1.00011 (C.S.F.).

L ARMANDO SADA, 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.



ISRO ENGINEERING SERVICES, P.L.L.C.  
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LIVE OAK, TEXAS 78233  
TBE REGISTRATION NO.: F-14466  
PHONE (210) 793-8136  
MOBILE (956) 296-9515  
ISRO.GROUP@GMAIL.COM

OWNER/DEVELOPER:  
GSN, LLC  
ARMANDO SADA  
19643 CAMINO RIDGE  
SAN ANTONIO, TEXAS 78258

FOR REVIEW PURPOSES ONLY THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION AND WAS RELEASED UNDER THE AUTHORIZATION OF JARIL B. RODRIGUEZ, P.E.  
DATE: MARCH 9, 2018

Revision No.	Description

Project No.: 1714567 (SURVEY)
Plot No.: 00000
Issued: 11-28-17
Drawn By: R.R.
Checked By: J.G.R.
Scale: AS NOTED
Sheet Title: PROPOSED INFILL DEVELOPMENT ZONE (IDZ) SITE PLAN
C1

Exhibit "A"