

AN ORDINANCE 2018-10-04-0795

**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 0.061 acres out of NCB 1394 from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units.

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

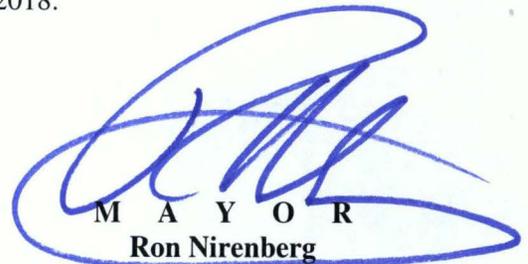
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

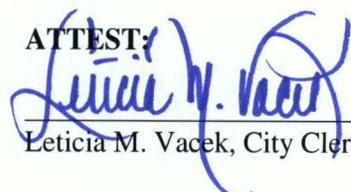
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

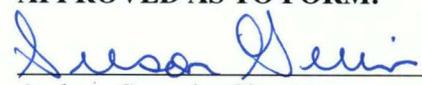
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective October 14, 2018.

PASSED AND APPROVED this 4th day of October 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-14, Z-15, Z-17)						
Date:	10/04/2018						
Time:	02:12:09 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018287 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.061 acres out of NCB 1394, located at 910 Montana Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2	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			x	
Clayton H. Perry	District 10		x				

SG/lj
10/04/2018
Item No. Z-6

EXHIBIT “A”

Z2018287

SouthCentral Surveyors of Texas1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673**FIELD NOTES FOR
A 0.061 OF AN ACRE TRACT OF LAND**

April 18, 2006

Being 0.061 of an acre tract of land, (Tract B) out of Lot 1, New City Block 1394, City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

COMMENCING: at a ½" iron rod found, along the east right-of-way of S. Monumental, said iron rod being the southwest corner of lot 2, and bearing S 00°00'00" E, a distance of 99.29 feet from the intersection of S. Monumental and Montana, Thence N 00°00'00" E, passing at a distance of 49.26 feet the northwest corner of Lot 2 and being the south 1 foot of Lot 1 as described in volume 2520, page 1156, recorded in Deed Records of Bexar County, Texas, continuing an overall distance of 50.26 feet to a ½" iron rod set, Thence N 90°00'00" E, a distance of 132.00 feet to a ½" iron rod found, on the west right-of-way of a 12 foot alley, for the **POINT OF BEGINNING** and the Southeast corner of this tract;

THENCE: N 90°00'00" W, a distance of 54.00 feet to a ½" iron rod set, being the southeast corner of Tract A described by Metes and Bounds prepared of even date, for the Southwest corner of this tract;

THENCE: N 00°00'00" E, a distance of 49.00 feet to a ½" iron rod set, on the south right-of-way line of Montana, being the northeast corner of said Tract A, for the Northwest corner of this tract;

THENCE: N 90°00'00" E, along the south right-of-way of Montana, a distance of 54.00 feet to a ½" iron rod set on the south right-of-way of said 12 foot alley, for the Northeast corner of this tract;

THENCE: S 00°00'00" E, along the south right-of-way of the 12 foot alley, a distance of 49.00 feet to the **POINT OF BEGINNING** and containing 0.061 of an acre of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas



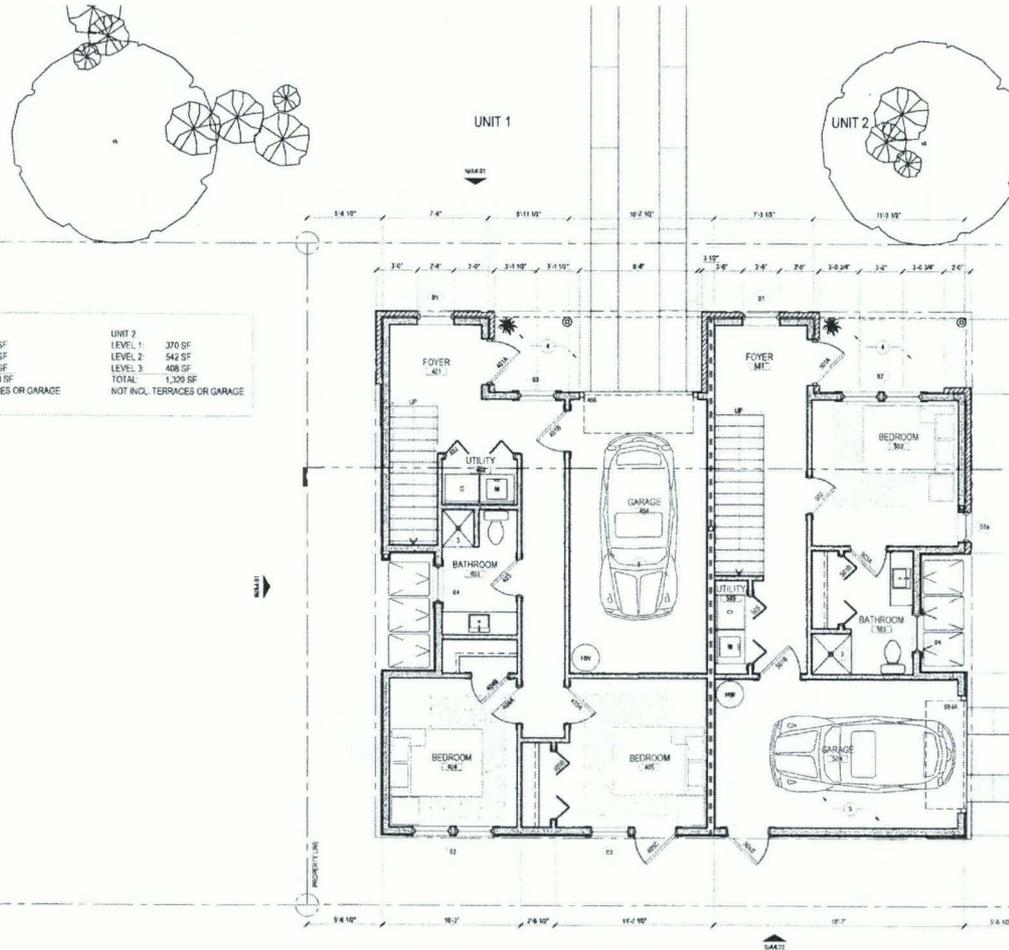
Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 6-0167-001B
A drawing of even job number
and date was also prepared.



Exhibit "A"

SG/lj
10/04/2018
Item No. Z-6

EXHIBIT ‘B’



SQUARE FOOTAGES	
UNIT 1	UNIT 2
LEVEL 1: 521 SF	LEVEL 1: 370 SF
LEVEL 2: 673 SF	LEVEL 2: 542 SF
LEVEL 3: 484 SF	LEVEL 3: 408 SF
TOTAL: 1,678 SF	TOTAL: 1,320 SF
NOT INCL TERRACES OR GARAGE	NOT INCL TERRACES OR GARAGE

Z2018287

I, Group Aura Imaginarie LLC, 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



GENERAL NOTES

- A. FIRST FLOOR 1/2" PLATE HEIGHT UNITS.
- B. FIRST FLOOR 7/8" HANGER HEIGHT UNITS.
- C. GLAZED WINDOW SILL FROM EXTERIOR FINISH SHALL HAVE MINIMUM 57 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING HEIGHT OF 20" FROM FINISH SILL HEIGHT SHALL BE MINIMUM 4" ABOVE FINISH FLOOR.
- D. PROVIDE FIRE CROSS VENTILATION AT ENCLOSED ATTIC.
- E. ELECTRICAL CONTRACTOR TO LOCATE FIBER OPTIC OUTLET WITHIN 24" OF AC COMPRESSOR.
- F. BALUSTERS AT 4" ON CENTER AND GRABBAR.
- G. 1/2" ALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 18" ABOVE FINISH FLOOR.
- H. MAINLINE ALARMS SHALL BE HARD WIRE TO 24 VDC BATTERY BACKUP POWER AS PER I.E.C. SEC. 4217.
- I. FIRE/ICE WANDERLE SHALL STAY 2 FEET WITH AT LEAST 1 HANGER PER I.E.C. SEC. 4011.
- J. METAL LEVER HANGERS ON ALL DOORS AND PLUMBING FIXTURES.
- K. SPECIAL ELECTRICAL PANEL, LIGHT SWITCHES AND TERMINAL SHALL BE MOUNTED NO HIGHER THAN 42" AFF.
- L. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 18" AFF.
- M. EXTERIOR ELECTRICAL PANEL, LIGHT BE MOUNTED BETWEEN 4" AND 42" ABOVE FINISH GRADE AND BE ACCESSIBLE BY AN ACCESSIBLE ROUTE.

KEYNOTES

1. VENT HOOD ABOVE STOVE TO MEET CODE.
2. VENT DRAIN THROUGH BACK WALL / PROVIDE VENT CAP.
3. TIE TO GROUND.
4. SLOPE PORCH AWAY FROM THRESHOLD NOT TO EXCEED 1/4" PER 12" RUN.
5. TWO LAYERS OF CURB AT NOSE OF GARAGE WALLS AND CURB TO MEET CODE.
6. THIS WINDOW SILL TO BE 2" ABOVE LANDING HEIGHT.

WALL LEGEND

- EXTERIOR WALL WITH BRICK VENEER
- EXTERIOR WALL / REFER TO ELEVATIONS
- INTERIOR PARTITION WALL
- 2-HOUR FIRE RATED PARTITION / I.A. DES. LIST



DATE: 6 June 2018
 1718 ARCHITECTURE, LLC
 1718 ARCHITECTURE, LLC
 1718 ARCHITECTURE, LLC
 SAN ANTONIO, TEXAS 78203
 VANCE@1718ARCHITECTURE.COM
 MARCELO@1718ARCHITECTURE.COM

PROJECT: Tower View Townhomes
 910 Montana Street
 San Antonio, TX 78203

ARCHITECT: Gerardo Ituarte
 701 Montana Street
 San Antonio, TX 78203

PROJECT NUMBER: 18TownView

NO. 0001 DESCRIPTION OF SHEET

EXHIBIT "B"

DATE: 6 June 2018

PROJECT NUMBER: 18TownView

A2.01