

AN ORDINANCE 2017-01-19-0043

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.

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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 22, Block 4, NCB 2154 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Indoor Storage.

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 the 29th day of January 2017.

PASSED AND APPROVED this 19th day of January 2017.

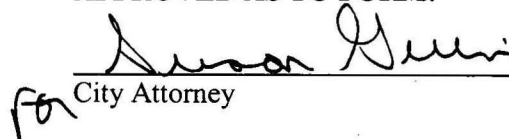


M A Y O R
Ivy R. Taylor

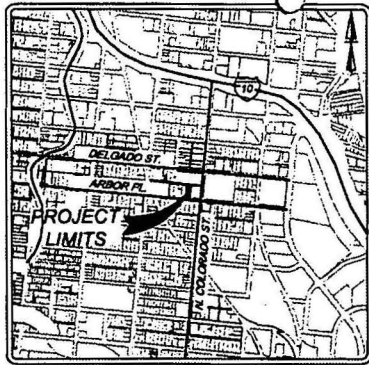
ATTEST:


Leticia M. Vaccaro, City Clerk

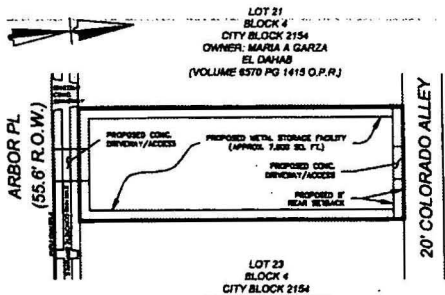
APPROVED AS TO FORM:


City Attorney

Agenda Item:	Z-11						
Date:	01/19/2017						
Time:	03:16:20 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017021 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Indoor Storage on Lot 22, Block 4, NCB 2154, located at 513 Arbor Place. Staff recommends Denial. Zoning Commission recommends Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x			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				



LOCATION MAP NOT-TO-SCALE



SITE PLAN DETAIL SCALE: 1" = 60'

OWNER/DEVELOPER:
STEVEN F. STAGLIK
1015 N. COLORADO ST.
SAN ANTONIO, TX 78207
(210) 227-0281

ENGINEER:
KFW ENGINEERS
14603 HUEBNER ROAD, BLDG 20
SAN ANTONIO, TX 78230
PHONE: (210) 979-9444
FAX: (210) 979-8441

I, STEVEN F. STAGLIK, 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-ADAPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

STEVEN F. STAGLIK

LOT 6
BLOCK 2
N.C.B. 2180
OWNER: TRILLO ROSA M
(VOLUME 8219 PG 1781 O.P.R.)

LOT 18
BLOCK 4
N.C.B. 2154
OWNER: JULIETA MORENO
(VOLUME 18005 PG 2210 O.P.R.)

22017021

200' NOTIFICATION LINE

R-4

LOT 7
BLOCK 2
N.C.B. 2180
OWNER: MOLINA DOMINGO & PETRA A
(VOLUME 12051 PG 0344 O.P.R.)

R-4

LOT 8
BLOCK 2
N.C.B. 2180
OWNER: MARISA A GARZA VILLALOBOS
(VOLUME 6370 PG 1412 O.P.R.)

200' NOTIFICATION LINE

R-4

LOT 19 & S 82.72 FT OF 20
BLOCK 4
CITY BLOCK 2154
OWNER: MARISA A GARZA EL DAHAB
(VOLUME 6370 PG 1403 O.P.R.)

I-1

LOT 19 96.03 FT OF 20
BLOCK 4
N.C.B. 2154
OWNER: MARISA A GARZA EL DAHAB
(VOLUME 6370 PG 1400 O.P.R.)

I-1

C-3 IDZ

LOT 20, BLOCK 4
N.C.B. 2154
STAGLIK PROPERTIES SUBDIVISION
(VOLUME 9818 PG 176 O.P.R.)

I-1

LOT 20
BLOCK 4
N.C.B. 2154
STAGLIK PROPERTIES SUBDIVISION
(VOLUME 9818 PG 176 O.P.R.)

SCALE: 1"=60'

0' 60' 120'

200' NOTIFICATION LINE

R-4

LOT 9
BLOCK 2
N.C.B. 2180
OWNER: ALEJANDRO & JIMENEZ
(VOLUME 9878 PG 2187 O.P.R.)

SEE SITE PLAN DETAIL THIS SHEET

R-4

LOT 10
BLOCK 2
N.C.B. 2180
OWNER: ORTIZ REFUGIA
(VOLUME 8320 PG 0043 O.P.R.)

R-4

LOT 11
BLOCK 2
N.C.B. 2180
OWNER: JOE HERNANDEZ & ORTIZ
(VOLUME 8320 PG 0043 O.P.R.)

R-4

LOT 12
BLOCK 2
N.C.B. 2180
OWNER: JESUS CHRIST IS THE ANSWER TO THE WORLD INC.
(VOLUME 8113 PG 1320 O.P.R.)

200' NOTIFICATION LINE

R-4

LOT 21
BLOCK 4
CITY BLOCK 2154
OWNER: MARISA A GARZA EL DAHAB
(VOLUME 6370 PG 1413 O.P.R.)

P.O.B.

N05° 38' 15"E 159.80'

0.2054 ACRE TRACT
(8,949 SQ. FT.)

S05° 38' 15"W 159.80'

R-4

LOT 23
BLOCK 4
CITY BLOCK 2154
OWNER: BERTTETTI ROSE PARTNERS, LTD
(VOLUME 9847 PG 585 O.P.R.)

R-4

LOT 24
BLOCK 4
CITY BLOCK 2154
OWNER: BERTTETTI ROSE PARTNERS, LTD
(VOLUME 9847 PG 585 O.P.R.)

P.O.C.

200' NOTIFICATION LINE

R-4

LOT 22
BLOCK 4
N.C.B. 2154
(VOL.7232 PAGE 173 O.P.R.)
OWNER: STEVEN F. STAGLIK
CURRENT ZONING: R-4
PROPOSED ZONING: IDZ

20' COLORADO ALLEY

200' NOTIFICATION LINE

DELGADO ST. (57.8' R.O.W.)

Exhibit "A"

200' NOTIFICATION LINE

R-4

LOT 102.8 FT OF 1 & 2
BLOCK 1
N.C.B. 2181
OWNER: FLORES FEDERICO G & CYNTHIA J MARTINEZ
(VOLUME 8339 PG 1721 O.P.R.)

R-4

200' NOTIFICATION LINE

R-4

LOT 25
BLOCK 3
N.C.B. 2158
BOWE ELEMENTARY SCHOOL
(VOLUME 8332 PG 186 O.P.R.)

I-1

200' NOTIFICATION LINE

DELGADO ST. (57.8' R.O.W.)



513 ARBOR PLACE
RE-ZONING EXHIBIT