

AN ORDINANCE 2019-03-21-0251

**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 0.226 acres out of NCB 767 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential 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 approves this Limited Density Infill Development 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.

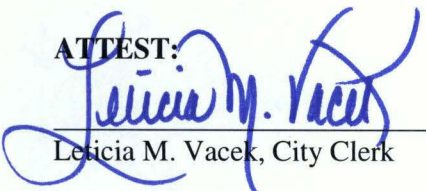
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

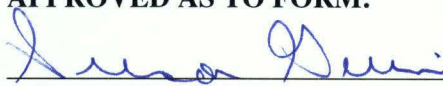
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 31, 2019.

PASSED AND APPROVED this 21st day of March 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-4 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-9, Z-13, Z-16)						
Date:	03/21/2019						
Time:	03:27:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2019-10700011 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.226 acres out of NCB 767, located at 603 West Euclid Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600001)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			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
03/21/2019
Item No. Z-4

EXHIBIT “A”



METES AND BOUNDS DESCRIPTION
FOR ZONING

A 0.226 acre, or 9,854 square feet more or less, tract of land being all of that tract described in deed to DBO Investments, LLC recorded in Document No. 20180091941 of the Official Public Records of Bexar County, Texas in the City of San Antonio, Bexar County, Texas. Said 0.226 acre tract being more fully described as follows, with bearings based on Lot 12, Block 2, New City Block 767 Austin Elementary School Subdivision recorded in Volume 9551, Page 171 of the Deed and Plat Records of Bexar County, Texas;

BEGINNING: At a point on the northwest right-of-way line of W. Euclid Street, a variable width right-of-way, the south corner of a called 0.4200 acre tract described in deed to David E. Dorsey & Linda J. Braun recorded in Volume 10525, Page 1927 of said Official Public Records, the east corner of the herein described tract;

THENCE: S 56°46'34" W, along and with the northwest right-of-way line of said W. Euclid Street, the southeast line of said herein described tract, a distance of 50.00 feet to a point at the east corner of said Lot 12, the south corner of the herein described tract;

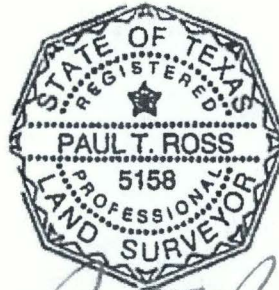
THENCE: N 35°09'26" W, departing the northwest right-of-way line of said W. Euclid Street, along and with the northeast line of said Lot 12, the southwest line of the herein described tract, a distance of 197.20 feet to a point on the southeast line of a tract described in deed to Ernest R. Muniz & Zulema C. Muniz recorded in Volume 6907, Page 484 of the Deed Records of Bexar County, Texas, the north corner of said Lot 12, the west corner of the herein described tract;

THENCE: N 56°46'34" E, along and with the southeast line of said Muniz tract, the northwest line of the herein described tract, a distance of 50.00 feet to a point on the southwest line of said called 0.4200 acre tract;

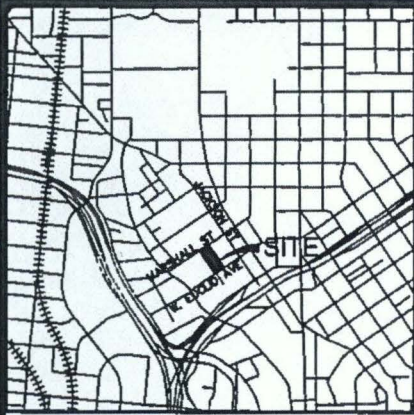
THENCE: S 35°09'26" E, along and with the southwest line of said called 0.4200 acre tract, the northeast line of the herein described tract, a distance of 197.20 feet to the POINT OF BEGINNING, and containing 0.226 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey description and map prepared under job number 11818-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 20, 2018
JOB NO. 11818-00 DOC. ID.
N:\CIVIL\11818-00\Word\FN_ZN11818-00.docx



Paul T. Ross
20 Nov. 18



LOCATION MAP

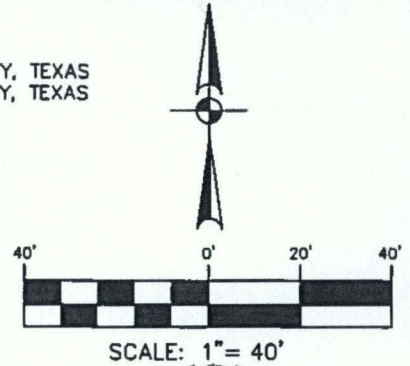
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON LOT 12, BLOCK 2, NEW CITY BLOCK 767 AUSTIN ELEMENTARY SCHOOL SUBDIVISION RECORDED IN VOLUME 9551, PAGE 171 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



Paul T. Ross
20 NOV. 18

ERNEST R. MUNIZ &
ZULEMA C. MUNIZ
VOL. 6907, PG. 484 DR

LEGEND

△ CALCULATED POINT

0.226 ACRES
(9,854 SQ. FT. MORE OR LESS)

CALLED 0.4200 ACRES
DAVID E. DORSEY &
LINDA J. BRAUN
VOL. 10525, PG. 1927 OPR

LOT 12, BLOCK 2
NEW 767
AUSTIN ELEMENTARY SCHOOL
SUBDIVISION
VOL. 9551, PG. 171 DPR

ZONING EXHIBIT

A 0.226 ACRE, OR 9,854 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT TRACT DESCRIBED IN DEED TO DBO INVESTMENTS, LLC RECORDED IN DOCUMENT NO. 20180091941 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800

NOV. 20, 2018

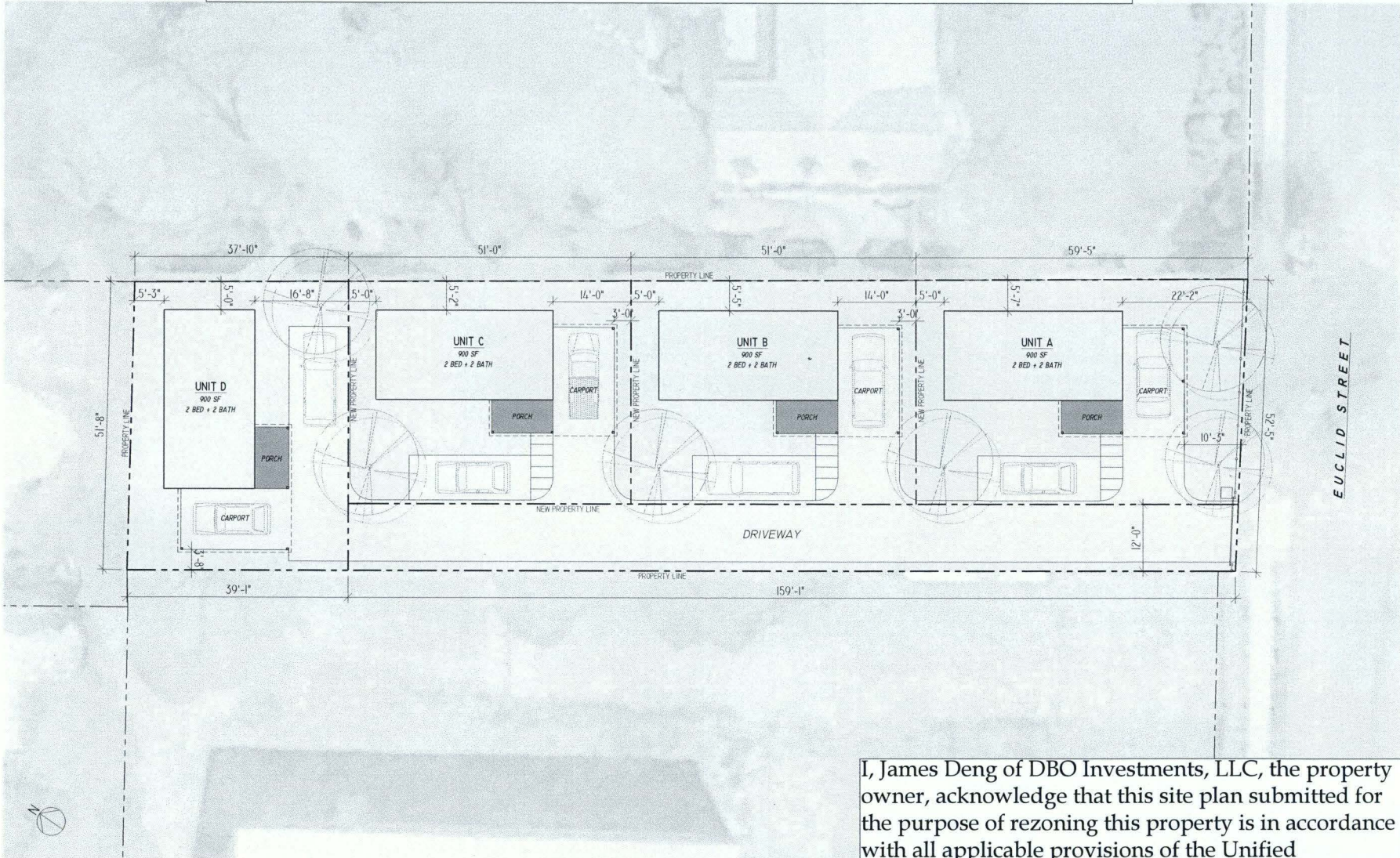
SHEET 1 OF 1
JOB No.: 11818-00

Date: Nov 20, 2018, 1:23pm User ID: Wrlstons File: H:\COMPLIANCE-00\11818-00.dwg

DEEDENR\F

SG/lj
03/21/2019
Item No. Z-4

EXHIBIT “B”



SITE PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

0 5' 15' 35'

Exhibit "B"

A 6' Solid Fence will surround all sides of the property except for the street front.

I, James Deng of DBO Investments, 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 the 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.

PROPOSED SITE PLAN FOR RE-PLAT

603 EUCLID STREET
SAN ANTONIO, TEXAS 78212

ISSUE DATE: 11.7.2019

EX-1