

ORDINANCE 2021-03-04-0158

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 0.271 acres out of NCB 3873, from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial and for four (4) 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.

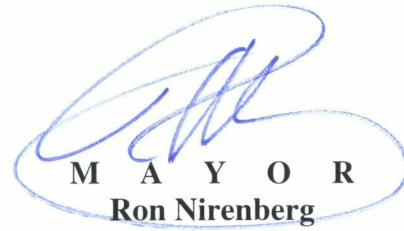
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
03/04/2021
Z-12

CASE NO. Z-2020-10700238

SECTION 6. This ordinance shall become effective March 14, 2021.

PASSED AND APPROVED this 4th day of March, 2021.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 04, 2021

Item: Z-12

File Number: 21-1817

Enactment Number:

2021-03-04-0158

ZONING CASE Z-2020-10700238 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for four (4) residential units on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068) (Continued from February 18, 2021)

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
03/04/2021
Item No. Z-12

Exhibit “A”

METES AND BOUNDS

Tract 1

Being 0.141 acres of land, more or less, out of Lot 14, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.141 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 0.141 acres, same being the southwest corner of Tract 2 (surveyed this same date), and on the North Right-of-Way line of Pruitt Avenue, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way line of said Pruitt Avenue, South 89 degrees 42 minutes 04 seconds West, a distance of 50.43 feet (called 50.0 feet) to a 1/2 inch iron pipe found for the southwest corner of this 0.141 acres;

THENCE departing the North Right-of-Way line of said Pruitt Avenue, North 00 degrees 05 minutes 51 seconds West, a distance of 112.52 feet (called 106.2 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.141 acres, same being the northeast corner of Lot 1, Block 7 of the Harris Middle School subdivision, according to the map or plat thereof recorded in Volume 9552, Page 41, Deed and Plat Records of Bexar County, Texas, and on the South line of San Pedro Creek;

THENCE along the South line of said San Pedro Creek, the following courses and distances:


North 43 degrees 24 minutes 09 seconds East, a distance of 15.21 feet to a point for an angle corner of this 0.141 acres;

North 55 degrees 12 minutes 09 seconds East, a distance of 7.90 feet to a point for an angle corner of this 0.141 acres;

South 69 degrees 50 minutes 51 seconds East, a distance of 35.66 feet (called 35.16 feet) to a point for the northeast corner of this 0.141 acres, same being the northwest corner of said Tract 2;

THENCE along the line common to this 0.141 acres and said Tract 2, South 00 degrees 05 minutes 51 seconds East, a distance of 115.53 feet (called 112 feet) to the **POINT OF BEGINNING**, and containing 0.141 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 1, 2020

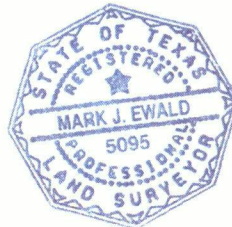


Exhibit "A"

METES AND BOUNDS

Tract 2

Being 0.130 acres of land, more or less, out of Lot 13, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.130 acres, same being on the North Right-of-Way line of Pruitt Avenue, and the southeast corner of Tract 1 (surveyed this same date), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.130 acres and said Tract 1, North 00 degrees 05 minutes 51 seconds West, a distance of 115.53 feet (called 112 feet) to a point for the northwest corner of this 0.130 acres, same being the northeast corner of said Tract 1, and on the South line of San Pedro Creek;

THENCE along the South line of said San Pedro Creek, South 66 degrees 40 minutes 40 seconds East, a distance of 63.83 feet (called 55 feet) to a point for the northeast corner of this 0.130 acres, same being the northwest corner of the Carol Ann Swanson, et vir, tract (Document No. 20180168009);

THENCE along the line common to this 0.130 acres and said Swanson tract, South 05 degrees 06 minutes 20 seconds West, a distance of 90.83 feet (called 91.0 feet) to a found "x" in concrete for the southeast corner of this 0.130 acres, same being the southwest corner of said Swanson tract, and on the North Right-of-Way line of said Pruitt Avenue;

THENCE along the North Right-of-Way line of said Pruitt Avenue, North 89 degrees 45 minutes 57 seconds West, a distance of 50.34 feet (called 50 feet) to the **POINT OF BEGINNING**, and containing 0.130 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



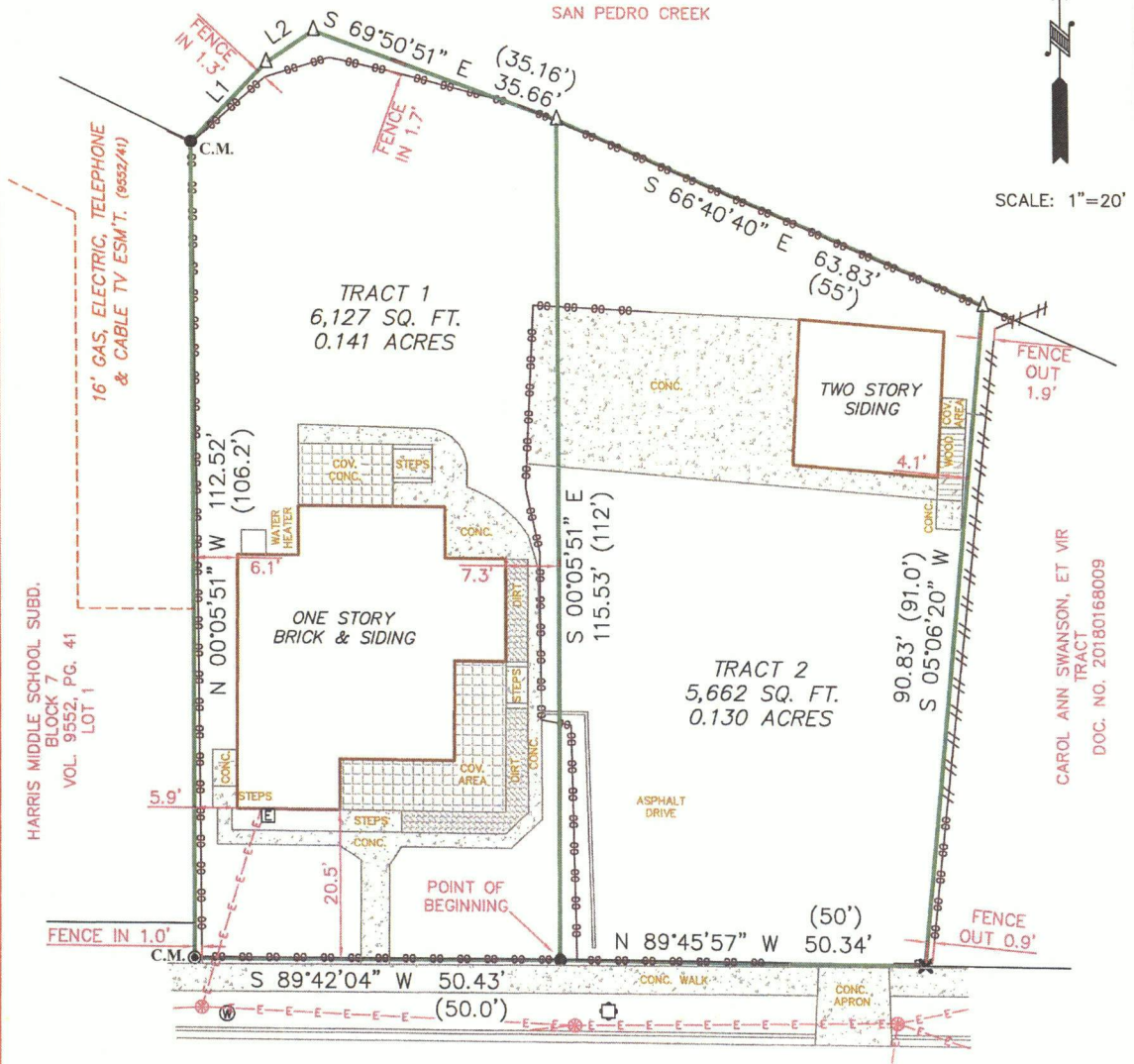
Mark J. Ewald
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November 1, 2020



LINE	BEARING	DISTANCE
L1	N 43°24'09" E	15.21'
L2	N 55°12'09" E	7.90'

Z-2020-10700238

JOB NO. 101819
DATE: 11/01/2020
DRAWN BY: JB



SCALE: 1"=20'



PRUITT AVENUE

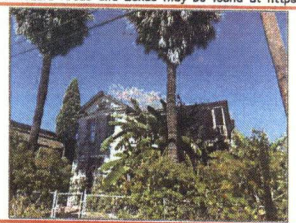
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 105, PGS. 270-271, DEED AND PLAT RECORDS AND VOL. 456, PG. 530, DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0395 S, which is Dated 09/29/2010. By scaling from that FIRM, it surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address: 119 PRUITT AVENUE

Property Description:

TRACT 1: Being 0.141 acres of land, more or less, out of Lot 14, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.141 acres being more particularly described by metes and bounds attached hereto.

TRACT 2: Being 0.130 acres of land, more or less, out of Lot 13, Block 4, New City Block 3873 of Pruitts Addition, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Pages 270-271, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Document No. 20140049143, Official Public Records of Bexar County, Texas, said 0.130 acres being more particularly described by metes and bounds attached hereto.

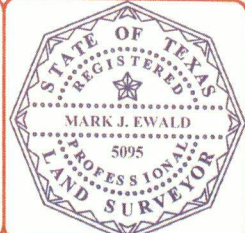
Owner:

ARLETH ESTRADA AND IRAM ESTRADA AND/OR ASSIGNS

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - = RECORD INFORMATION
 - = OVERHEAD ELECTRIC
 - = CONTROLLING MONUMENT
 - = FND. "X" ON CONCRETE
 - = FND. 1/2" IRON PIPE
 - = POWER POLE
 - = WATER METER
 - = WOOD FENCE
 - = ELECTRIC BANK
 - = TRAFFIC SIGNAL
 - = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

SG
03/04/2021
Item No. Z-12

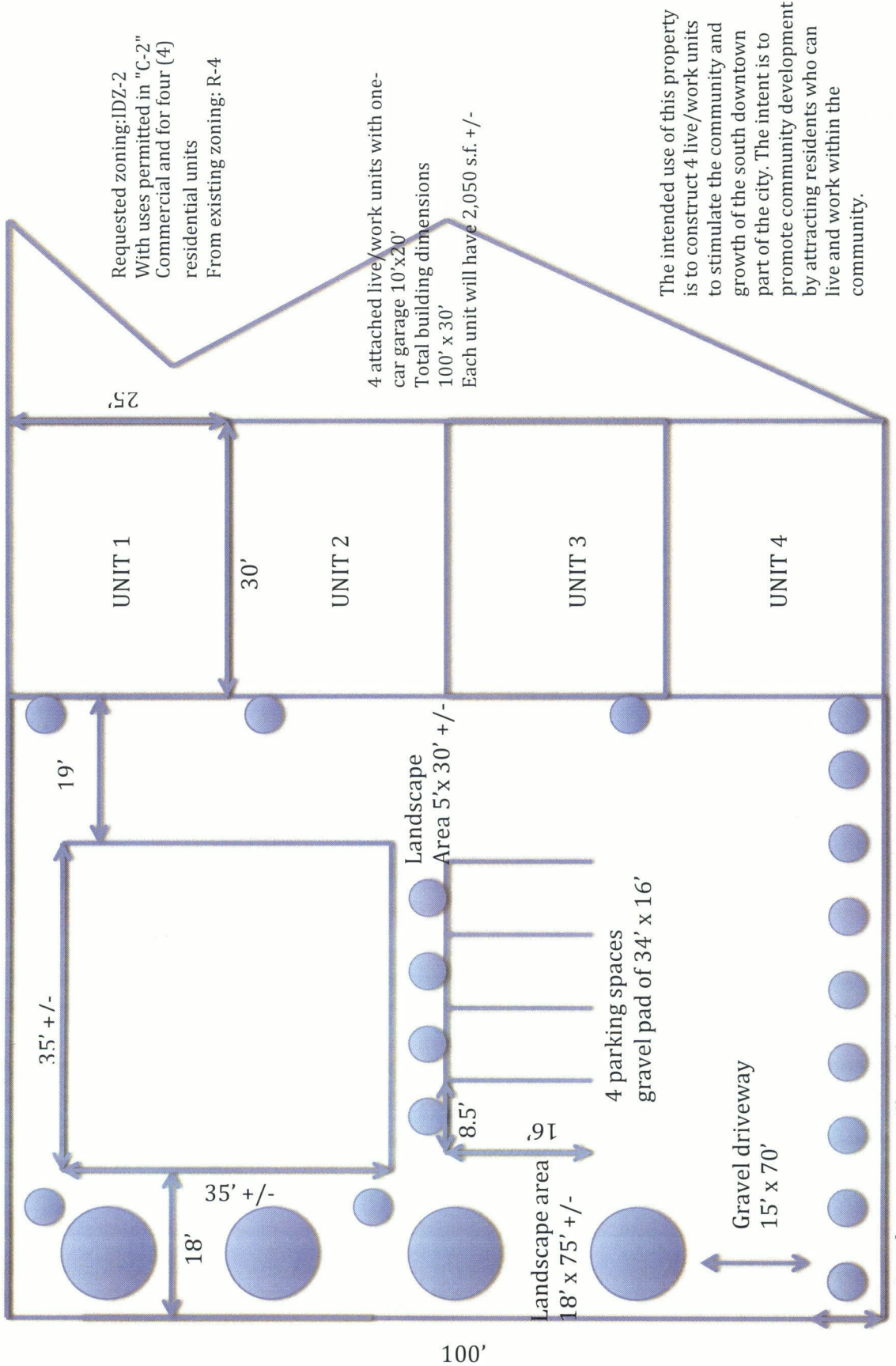
Exhibit “B”

Z-2020-10700238

119 Pruitt ave 1 Site plan 10,500 s.f./0.2411 acre

I, Patricia Rodriguez, 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.

Total off street parking - 4 spaces
Property will have 6' wood privacy fence on all sides not including fronting Pruitt ave



Requested zoning: IDZ-2
With uses permitted in "C-2"
Commercial and for four (4)
residential units
From existing zoning: R-4

4 attached live/work units with one-
car garage 10'x20'
Total building dimensions
100' x 30'
Each unit will have 2,050 s.f. +/-

The intended use of this property
is to construct 4 live/work units
to stimulate the community and
growth of the south downtown
part of the city. The intent is to
promote community development
by attracting residents who can
live and work within the
community.

Exhibit "B"

PRUITT AVE