

AN ORDINANCE 2018-08-02-0562

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 0.628 acres out of NCB 2995 from "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) 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.

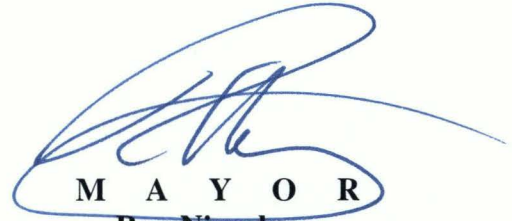
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.




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-6 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44)						
Date:	08/02/2018						
Time:	02:11:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018235 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18072)						
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				

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EXHIBIT "A"

METES AND BOUNDS

Being 0.628 acres of land, more or less, out of Lot 11 and all of Lots 12, 13 and 14, Block 5, New City Block 2995, McNutt's Subdivision, City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Page 318, Deed and Plat records, Bexar County, Texas, said 0.628 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 0.628 acres, same being the southwest corner of Linda Diaz tract (Volume 7322, Page 1518) and on the North Right-of-Way line of East Courtland Street, same also being on the South line of said Lot 11 and the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way line of said East Courtland Street, South 90 degrees 00 minutes 00 seconds West (assumed bearing), a distance of 174.94 feet (called 174.60 feet) to a point for the southwest corner of this 0.628 acres, same being the southwest corner of said Lot 14 and at the intersection of the North Right-of-Way line of said East Courtland Street and the East Right-of-Way line of McCullough Avenue;

THENCE along the East Right-of-Way line of said McCullough Avenue, North 00 degrees 18 minutes 34 seconds West, a distance of 156.00 feet to a point for the northwest corner of this 0.628 acres, from which a 1/2 inch iron rod found bears South 48 degrees 31 minutes 47 seconds East, a distance of 3.15 feet, said point also being the northwest corner of said Lot 14 and at the intersection of the East Right-of-Way line of said McCullough Avenue and the South Right-of-Way line of an alley;

THENCE along the South Right-of-Way line of said alley, North 90 degrees 00 minutes 00 seconds East, a distance of 175.78 feet (called 177.60 feet) to a point for the northeast corner of this 0.628 acres, same being on the North line of said Lot 11 and the northwest corner of said Diaz tract;

THENCE along the line common to this 0.628 acres and said Diaz tract, South 00 degrees 00 minutes 00 seconds East, a distance of 156.00 feet to the **POINT OF BEGINNING**, and containing 0.628 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.

Mark J. Ewald

Mark J. Ewald ^{ld}
Registered Professional Land Surveyor
Texas Registration No. 5095
June 16, 2014

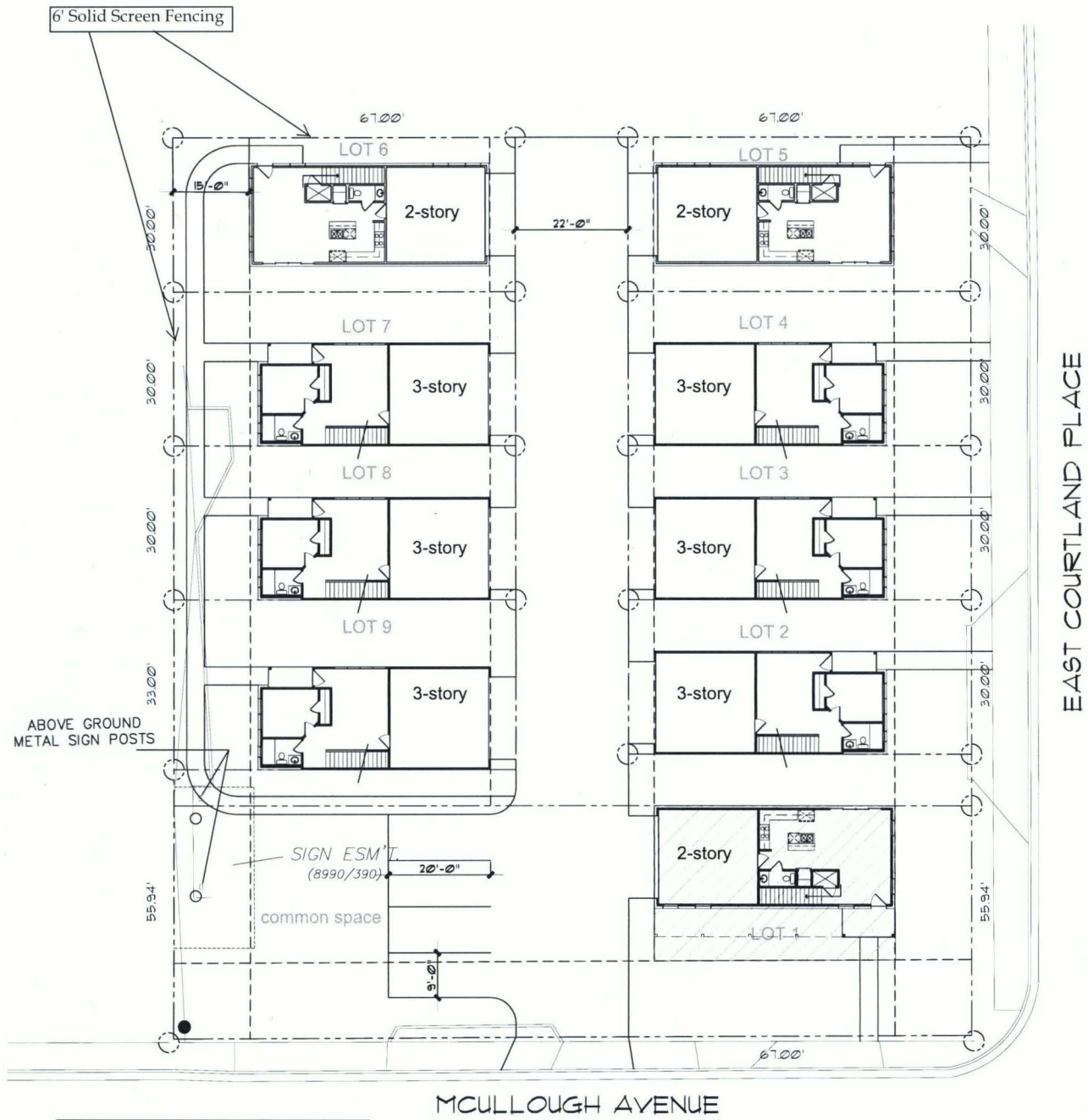


Exhibit "A"

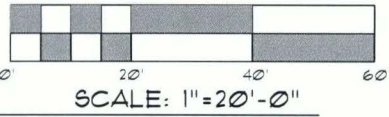
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EXHIBIT “B”

Z2018235/18072
 Proposed Rezoning from C-3 NA and C-3 NA H AHOD to IDZ H
 (Lots 11 & 12 only) AHOD with no more than 9 single-family units



Proposed Impervious Cover: 24,000 SF



PLOT PLAN

LOT: 11,12,13 AND 14 BLK: 5
 BEXAR COUNTY, TEXAS



Exhibit "B"

I, Tom Honigblum of Midtown Restorations, 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.