

AN ORDINANCE 2016-02-18-0124

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 0.185 acres of land out of NCB 568 from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family residential units.

SECTION 2. A description of the property is attached as **Attachment "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 **Attachment "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 February 28, 2016.

SG/cia
02/18/2016
Z-8

CASE NO. Z2015227

PASSED AND APPROVED this 18th day of February, 2016.

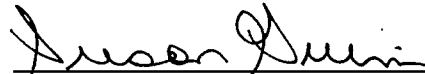

M A Y O R
Ivy R. Taylor

ATTEST;



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-8 (in consent vote: P-3, Z-8)						
Date:	02/18/2016						
Time:	03:21:39 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015227 (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for five (5) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval. Zoning Commission recommendation pending February 16, 2016 hearing. (Associated Plan Amendment 15055)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		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				

Z2015227
Z2015227

Sinclair Land Surveying, Inc.

5000 NW Industrial
Leon Valley, Texas 78238
210-341-4518
TBPLS Firm No. 10089000

July 15, 2015

0.185 acres out of Lots 7 and 8
Block 17
New City Block 568
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

0.185 acres out of Lots 7 and 8, Block 17, New City Block 568, City of San Antonio, Bexar County, Texas, consisting of a 0.133-acre tract of land described in deed of record in Volume 17036 at page 1992 of the Official Public Records of Bexar County, Texas and a 0.052 acre tract of land described in deed of record in Volume 17089 at page 2203 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "BRIONES" set in the ground at the point of intersection of the south right-of-way line of Dawson Street and the west right-of-way line of North Mesquite Street, the northeast corner of Lot 8, Block 17, New City Block 568, City of San Antonio, Bexar County, Texas and the northeast corner of a 0.133-acre tract of land described in deed of record in Volume 17036 at page 1992 of the Official Public Records of Bexar County, Texas, for the northeast corner of this tract;

Thence S 0°20'18" E with the west right-of-way line of North Mesquite Street, the east boundary line of said Lot 8 and the east boundary line of said 0.133-acre tract at 107.00 feet, a point, the southeast corner of said 0.133-acre tract and the northeast corner of a 0.052 acre tract of land described in deed of record in Volume 17089 at page 2203 of the Official Public Records of Bexar County, Texas, and continuing on the same course and by the same count with the east boundary line of said 0.052-acre tract an overall distance of 160.00 feet to an ½" iron bar with a red cap marked "BRIONES" set in the ground at the point of intersection of the west right-of-way line of North Mesquite Street and the north right-of-way line of Brown Alley, the southeast corner of said Lot 8 and the southeast corner of said 0.052-acre tract, for the southeast corner of

this tract;

Thence S 89°39'42" W with the north right-of-way line of Brown Alley, the south boundary line of said Lot 8 and the south boundary line of said 0.052-acre tract a distance of 43.00 feet to an ½" iron bar with a red cap marked "BRIONES" set in the ground, the southwest corner of said 0.052-acre tract and the southeast corner of a 0.044-acre tract of land described in deed of record in Volume 15677 at page 1665 of the Official Public Records of Bexar County, Texas, for the southwest corner of this tract;

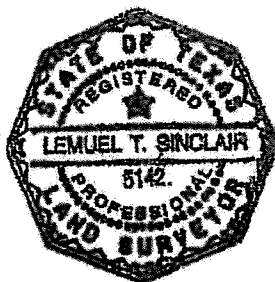
Thence N 0°20'18" W crossing said Lot 8 with the west boundary line of said 0.052-acre tract and the east boundary line of said 0.044-acre tract a distance of 53.00 feet to an ½" iron bar with a red cap marked "BRIONES" set in the ground in the south boundary line of said 0.133-acre tract, the northwest corner of said 0.052-acre tract and the northeast corner of said 0.044-acre tract, for a reentrant corner of this tract;

Thence S 89°39'42" W crossing Lots 8 and 7, said Block 17 with the south boundary line of said 0.133-acre tract and the north boundary line of said 0.044-acre tract a distance of 10.87 feet to an ½" iron bar found set in the ground, the southwest corner of said 0.133-acre tract and the southeast corner of a 0.124-acre tract of land described in deed of record in Volume 3766 at page 1369 of the Official Public Records of Bexar County, Texas, for a southwest corner of this tract;

Thence N 0°20'18" W crossing said Lot 7 with the west boundary line of said 0.133-acre tract and the east boundary line of said 0.124-acre tract a distance of 107.00 feet to an ½" iron bar with a red cap marked "BRIONES" set in the ground in the south right-of-way line of Dawson Street, the northwest corner of said 0.133-acre tract and the northeast corner of said 0.124-acre tract, for the northwest corner of this tract;

Thence N 89°39'42" E with the south right-of-way line of Dawson Street, the north boundary lines of said Lots 7 and 8 and the north boundary line of said 0.133-acre tract a distance of 53.87 feet to the point of beginning.

Containing 0.185 acres (8,043 square feet) of land, more or less.



SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Its

SITE PLAN

1/16" = 1'



NOTE:

All existing trees to be preserved, shown as dashed line

Current Zoning: RM-4 H AHOD

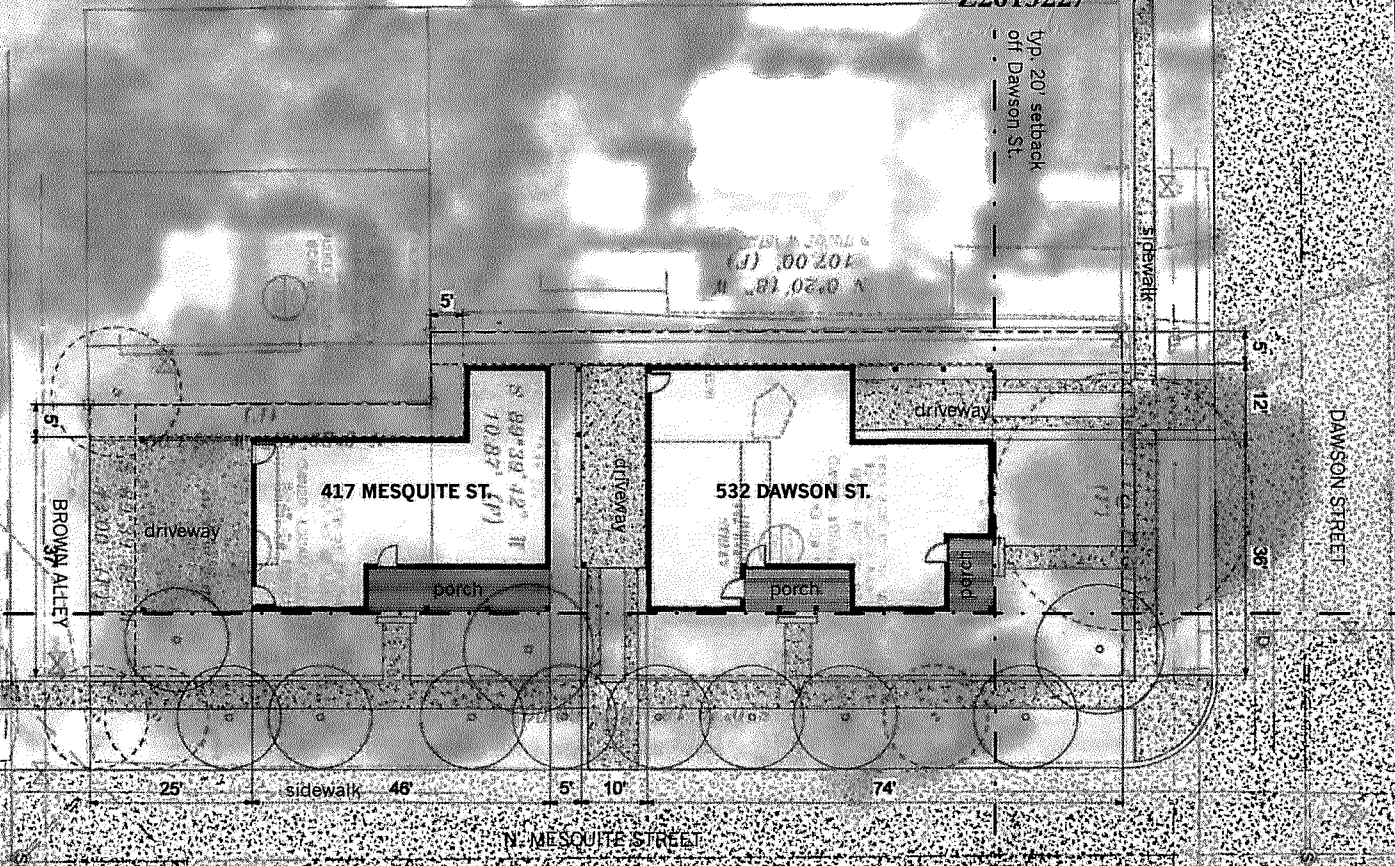
Proposed Zoning: "IDZ H AHOD" with uses for five (5) single-family residential units

Legal Description:

Approximately 0.185 acres being NCB 568 BLK 17 LOT E 2.08 FT OF N 107 FT OF 7 & N 107 FT OF 8, and NCB 568 BLK 17 LOT S 53 FT OF E 43 FT OF 8, San Antonio, Texas

typ. 10' setback off Mesquite St.

Z2015227



"I, Logan Fullmer, 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."

Attachment B