

AN ORDINANCE 2018-08-02-0577

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 Lot 50, Lot 51, and Lot 52 save and except the west triangular 16 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514 from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District.

SECTION 2. A description of the save and except western triangular 16 feet 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.

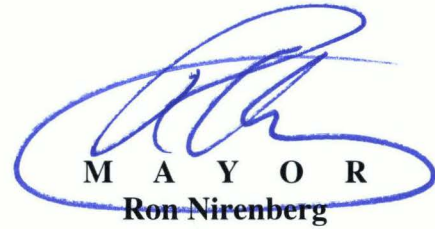
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
08/02/2018
Z-16

CASE NO. Z2018137

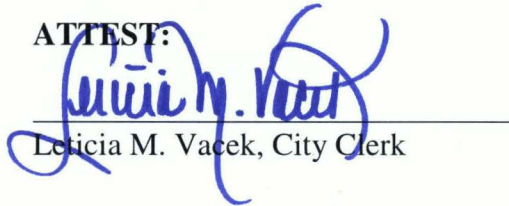
SECTION 6. This ordinance shall become effective August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.



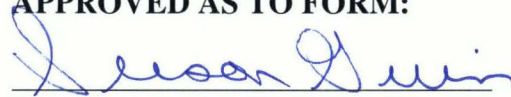
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-16 (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 # Z2018137 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514, located at 1507 Roosevelt Avenue and 1515 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.						
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				

STATE OF TEXAS

COUNTY OF BEXAR

Page 1 of 2

FIELDNOTE DESCRIPTION of 0.022 acres of land situated in NCB 3000 in San Antonio, Bexar County, Texas. Said 0.022 acres of land being all of that certain tract of land called to contain 0.022 of an acre of land in a deed recorded June 22, 2001 to Mary Esther Valdez of record in Vol. 8936 Pg. 665, Deed Records of Bexar County, Texas (DR) and being out of and a part of Lots 50, 51 and 52, Block 4, NCB 3000, Mission Field Addition, Second Filing (unrecorded plat) Said 0.022 of an acre of land was surveyed by **BCE, LLC**. on 21 Jan. 2018 and is more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., a 120 foot wide right of way, with the southerly line of a 16 foot wide alley and being the northeast corner of said Lot 50, same also being the northeast corner of that certain tract of land called to contain 1.211 acres of land in a deed to Kroschel Properties, LLC, recorded Oct. 23, 2015 and in Doc. No. 20150205397, Official Public Records of Bexar County, Texas (OPR) and from which a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., 120 foot wide right of way, with the northerly line of said 16 foot wide alley, bears North 15°02'36" East a distance of 16.16 feet;

THENCE with the southerly line of said alley, same being the northerly line of said Lot 50 and said 1.211 acre tract of land, South 77°58'40" West for a distance of 386.88 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set at the northwest corner of said 1.211 acre tract of land and being the most northerly corner of and **POINT OF BEGINNING** of said 0.022 of an acre Valdez tract of land and this tract of land;

THENCE crossing said Lots 50, 51 and 52 with the common line between said 1.211 acre tract of and said 0.022 of an acre Valdez tract of land and being the easterly line of this tract of land, South 00°58'29" East for a distance of 131.66 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set in the southerly line of said Lot 52 at the southwest corner of said 1.1211 acre tract of land, same being the southeast corner of said 0.022 of an acre Valdez tract of land and this tract of land;

THENCE with the southerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, South 78°12'10" West for a distance of 15.00 feet to a point for the southwest corner of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land;

THENCE with the westerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, North 05°16'40" East for a distance of 135.28 feet to the **POINT OF BEGINNING**.

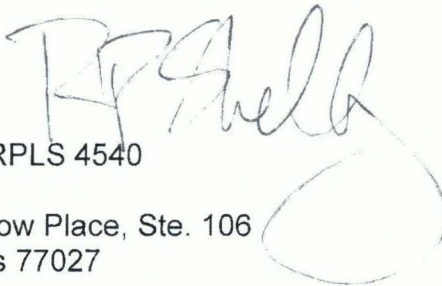
Exhibit "A"

0.022 acres
21 Jan. 2018
Page 2 of 2

NOTE – Bearings called out herein are assumed. The Survey Control Line is the easterly lines of said Lots 50, 51 and 52.

NOTE – There is a map of survey this day drafted to accompany this metes and bounds description.

Surveyed by:



R. P. Shelley, RPLS 4540
BCE, LLC.
4515 Briar Hollow Place, Ste. 106
Houston, Texas 77027
713 960 3255



Z2018137

UNIT AND BUILDING TABULATION

UNIT TYPES	NET AREA	BLDG. I					UNIT TOTALS
		1st	2nd	3rd	4th	5th	
UNIT A1	661	1	3	3	3	3	13
UNIT A1h	661	1					1
UNIT B1	887	4	6	7	7	7	31
UNIT B1h	887	2					2
UNIT C1	1,168	1	2	2	2	2	9
UNIT C1h	1,168	1					1
TOTALS		10	11	12	12	12	57
							57
							50,205

THIS PROPERTY HAS NO FLOOD PLAIN BOUNDARIES.
NO ON SITE DETENTION POND REQUIRED.

THE OWNER COMMITS TO PROVIDING SITE ANMENITIES
TO SATISFY THE REQUIREMENTS OF THE QAP.

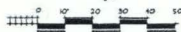
PARKING TABULATION

- 50 - OPEN SPACES
- 4 - HC SPACES
- 2 - VAN SPACES
- 4 - COMPACT SPACES
- 60 - TOTAL SPACES
- * 1033 SPACES / UNIT

CITY PARKING REQUIREMENT
10 SPACES PER UNIT IN D2 ZONING

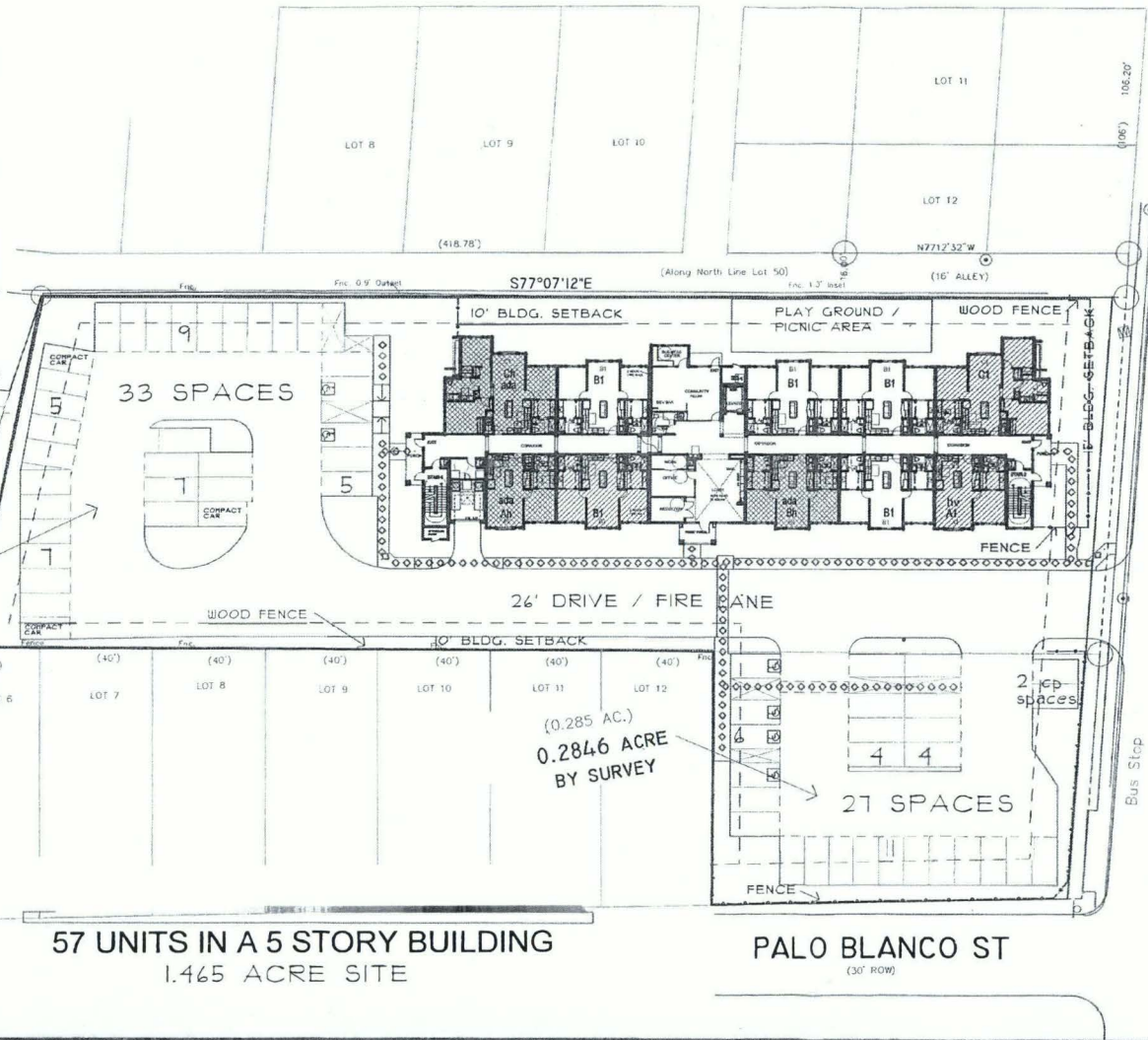
LEGEND

- ACCESSIBLE PATH OF TRAVEL
- UNIT NUMBER
- UNIT TYPE
- BUILDING NUMBER
- ADAPTABLE HC PARKING SPACES WITHOUT HC SIGN (SEE SIGN FOR FULL NO ADA SIGN OR SYMBOL)
- ACCESSIBLE PARKING SPACES WITH HC SIGN (SEE SIGN FOR FULL NO ADA SIGN OR SYMBOL)
- ACCESSIBLE PARKING (ICAR)
- ACCESSIBLE VAN PARKING
- FIRE HYDRANT
- BUILDING SPRINKLER FOOT
- FIRE DEPT. CONNECTION
- FIRE STATION
- FULLY ACCESSIBLE UNITS (NO HEARING/VISION FEATURES)
- HEARING & VISION IMPAIRED UNITS



"I, PHS Village at Roosevelt, Gilbert M. Piette, Executive Director, A Sole Member, 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."

BENITA STREET



(1.211 AC.)
1.1802 ACRES
BY SURVEY

(0.285 AC.)
0.2846 ACRE
BY SURVEY

57 UNITS IN A 5 STORY BUILDING
1.465 ACRE SITE

ROOSEVELT AVE.
(120' ROW)

FEB. 13, 2018

PROSPERA
HOUSING
COMMUNITY
SERVICES

drawn by:
LKN

Village at Roosevelt
San Antonio, Texas



SP-1

Exhibit "B"