

AN ORDINANCE 2018-12-06-0976

**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 1.164 acres out of NCB 3029 and NCB 6789 from "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre, and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and.

**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  
12/06/2018  
# Z-6

CASE NO. Z2018347

**SECTION 6.** This ordinance shall become effective December 16, 2018.

**PASSED AND APPROVED** this 6<sup>th</sup> day of December 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

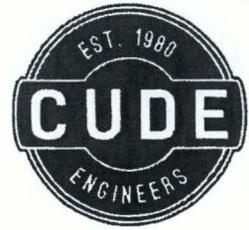
  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-6 ( in consent vote: Z-2, Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-2, Z-9, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, P-7, Z-19, Z-20, Z-21, P-8, Z-22, P-9, Z-23 )</b>						
<b>Date:</b>	12/06/2018						
<b>Time:</b>	02:18:11 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018347 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				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				
Clayton H. Perry	District 10		x				

SG/lj  
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Item No. Z-6

# EXHIBIT "A"

Z2018347



**LEGAL DESCRIPTION**  
**1.164 ACRES OF LAND**

1.164 acres of land located in N.C.B. 3029 and N.C.B. 6789, City of San Antonio, Bexar County, Texas and being comprised of all that certain called 1.056 acres, conveyed to SOJO Commons II, LP, as described in Volume 18941, Page 2002, Official Public Records of Bexar County, Texas together with Lots 1 and 2, N.C.B. 3029, City of San Antonio, Bexar County, Texas; said 1.164 acres being more particularly described as follows:

**BEGINNING**, at a found ½ inch iron rod with "PAPE-DAWSON" cap located in the northeasterly right of way line of E. Locust Street and marking the southwesterly corner of the said 1.056 acres;

**THENCE**, leaving the northeasterly right of way line of E. Locust Street and along the boundary lines of the said 1.056 acres, the following courses:

North 23deg 55' 07" East, a distance of 118.31 feet, to a found ½ inch iron rod with "PAPE-DAWSON" cap;

South 66deg 04' 53" East, a distance of 17.80 feet, to a found ½ inch iron rod with "KFW" cap;

North 23deg 48' 27" East, a distance of 58.11 feet, to a found ½ inch iron rod located in the southwesterly right of way line of W. Grayson Street and marking the northwesterly corner of the said 1.056 acres;

**THENCE**, South 66deg 11' 31" East, along the southwesterly right of way line of W. Grayson Street, a distance of 275.07 feet, to a found ½ inch iron rod marking the northeasterly corner of the said 1.056 acres;

**THENCE**, South 23deg 55' 07" West, leaving the southwesterly right of way line of W. Grayson Street and along the southeasterly line of the said 1.056 acres, a distance of 176.95 feet, to a found ½ inch iron rod located in the northeasterly right of way line of E. Locust Street and marking the southeasterly corner of the said 1.056 acres;

**THENCE**, North 66deg 04' 53" West, along the northeasterly right of way line of E. Locust Street, a distance of 292.75 feet, to the **POINT OF BEGINNING** and containing 1.164 acres (50,689 square feet) of land, more or less.

Basis of Bearings: the northeasterly right of way line of E. Locust Street N 66deg 04' 53" W, as quoted in the deed for the 1.056 acres, Volume 18941, Page 2002, Official Public Records of Bexar County, Texas.

This description was prepared for zoning purposes only.

This document was prepared under 22 TAC 663.21, 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.

7,9018347

*James W Russell* 9/19/18

James W. Russell  
Registered Professional Land Surveyor No. 4230  
Cude Engineers  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
TBPLS Firm No. 10048500  
TBPE Firm No. 455  
Job No. 03112.001  
September 18, 2018  
J.W.R.

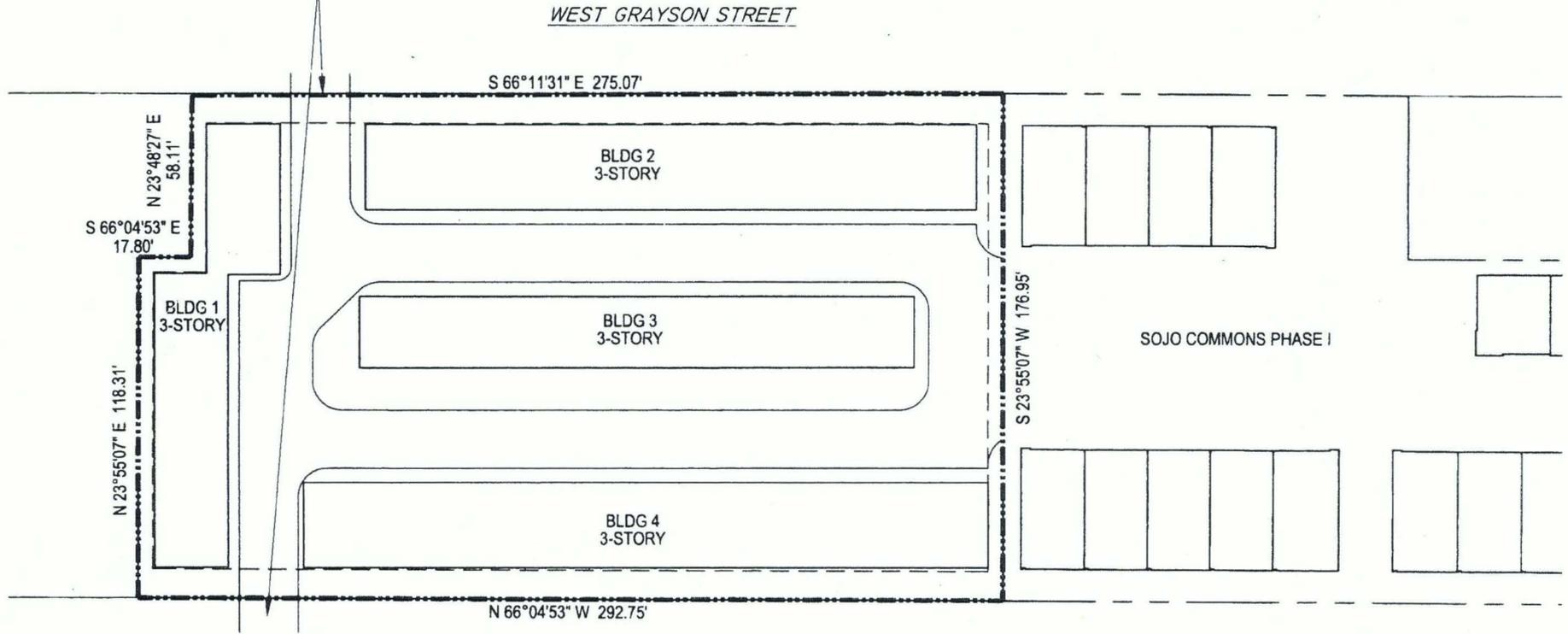


SG/lj  
12/06/2018  
Item No. Z-6

# **EXHIBIT “B”**

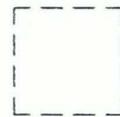
Z2018347

APPROXIMATE LOCATIONS  
OF INGRESS/EGRESS FACILITIES



PARCEL TO BE ZONED "ID2"  
WITH MULTI-FAMILY USE AT GROSS  
DENSITY OF 36 UNITS PER ACRE

EAST LOCUST STREET



43,020 SQUARE FEET OF BUILDABLE  
AREA ON THE PROPERTY WITH FIVE  
FOOT SIDE SETBACKS AND 10 FOOT  
SETBACKS ALONG STREET FRONTAGE

I, Frank Pakuszewski, the authorized representative of the property owner/applicant, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision 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.

# ZONING SITE PLAN - E. LOCUST / W. GRAYSON

Exhibit "B"

SCALE: 1" = 50'

