

AN ORDINANCE **2016-05-05-0326**

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 Lot 13 and P-102, NCB 11641 from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District.

SECTION 2. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to a height of eight (8) feet along the perimeter.

SECTION 3. The City Council approves this Zoning case so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.


SECTION 4. City Council authorizes reduced perimeter set backs as follows: 5 feet on Lot 1, 15 feet on Lot 19, 10 feet on Lot 9, and 5 feet on Lot 18, all as reflected on the site plan, **Attachment "A"**.

SECTION 5. 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 6. 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.

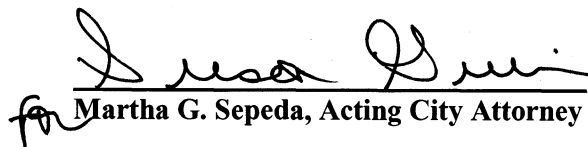
SECTION 7. This ordinance shall become effective May 15, 2016.

PASSED AND APPROVED this 5th day of May, 2016.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vaca, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-2 (in consent vote: Z-2, P-1, Z-4, Z-5, Z-8, Z-10)						
Date:	05/05/2016						
Time:	02:08:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016102 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a reduced perimeter setback line and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff and Zoning Commission recommend Approval.						
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				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8	x					
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

LAND USE DENSITY TABLE						
PHASE	AREA (ACRES)	LAND USE	DWELLING UNITS	OPEN SPACE (ACRES)	FLOODPLAIN (ACRES)	DENSITY RATIO(ACRES)
1	10.23	SINGLE FAMILY RESIDENTIAL	19	4.68	4.283	1.88
TOTAL	10.23		19	4.68		1.88

9 PARK REQUIREMENTS = 1 ACRE / 70 LOTS
 PARK REQUIREMENTS = 19 LOTS = 1 ACRE / 70 LOTS
 = 0.27 ACRES

P.U.D. NOTES

- BOUNDARIES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83). DISTANCES SHOWN HEREON ARE SLANG LINE DISTANCES USING AN AVERAGE CORRECTION FACTOR OF 0.999309119.
- THIS PROJECT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS PRIVATE.
- ALL OPEN SPACE AND NON-RESIDENTIAL LOTS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR MAINTENANCE.
- WATER & SEWER SERVICE TO BE PROVIDED BY S.A.M.S. ELECTRIC SERVICE TO BE PROVIDED BY EP&S ENERGY.
- A VARIABLE HEIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET HEIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- THE FLOODPLAIN LIMITS ON THIS MASTER PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPROVED SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIT DEVELOPMENT CODE.
- SIDEWALKS WILL BE INSTALLED PER ALTERNATE PDES/STRAIN PLAN.
- FRONT SIDE AND REAR SETBACKS FOR INTERIOR LOTS WILL BE AT THE DISCRETION OF THE DEVELOPER.
- THERE ARE NO HISTORIC, ARCHEOLOGICAL OR CULTURAL RESOURCES LOCATED ON THIS PROPERTY.

VANCE JACKSON SUBDIVISION P.U.D. (LDS # XX-XXXX)

LEGAL DESCRIPTION
 A 10.23 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS AND BEING A PORTION OF A 19.82 ACRE TRACT OF LAND CONVEYED TO SAN ANTONIO, TEXAS BY RECORD IN VOLUME 5841 PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS AND ALSO BEING ALL OF LOT 13 NEW CITY BLOCK 8 C 1164 OF RECORD IN VOLUME 5841 PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS. ALSO ALL OF A 0.135 ACRE TRACT OF LAND DESCRIBED IN VOLUME 5375 PAGE 86 OF THE RECORDS OF BEXAR COUNTY TEXAS. ALL OF A 0.251 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4083 PAGE 44 OF THE RECORDS OF BEXAR COUNTY TEXAS.

FLOODPLAIN NOTES

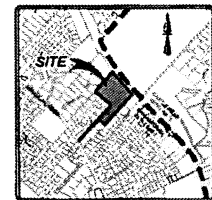
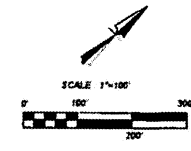
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPROVED SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIT DEVELOPMENT CODE.

ACKNOWLEDGED BY:

KFW ENGINEERS

LEGEND

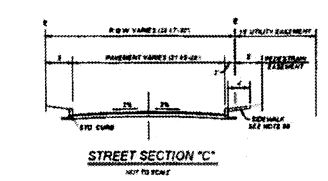
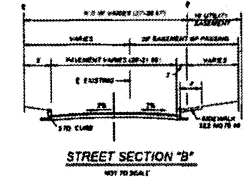
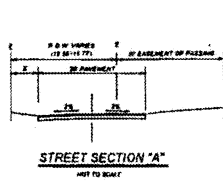
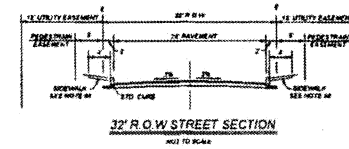
- 100' BOUNDARY
- - - - - PHASING LIMITS
- - - - - 100 YEAR FLOODPLAIN LIMITS ACCORDING TO LOAH CASE NO. 14-W-0269-73546 DATE SEPT. 11, 2015
- - - - - 100' NOTIFICATION LIMITS
- 2' CONTOUR



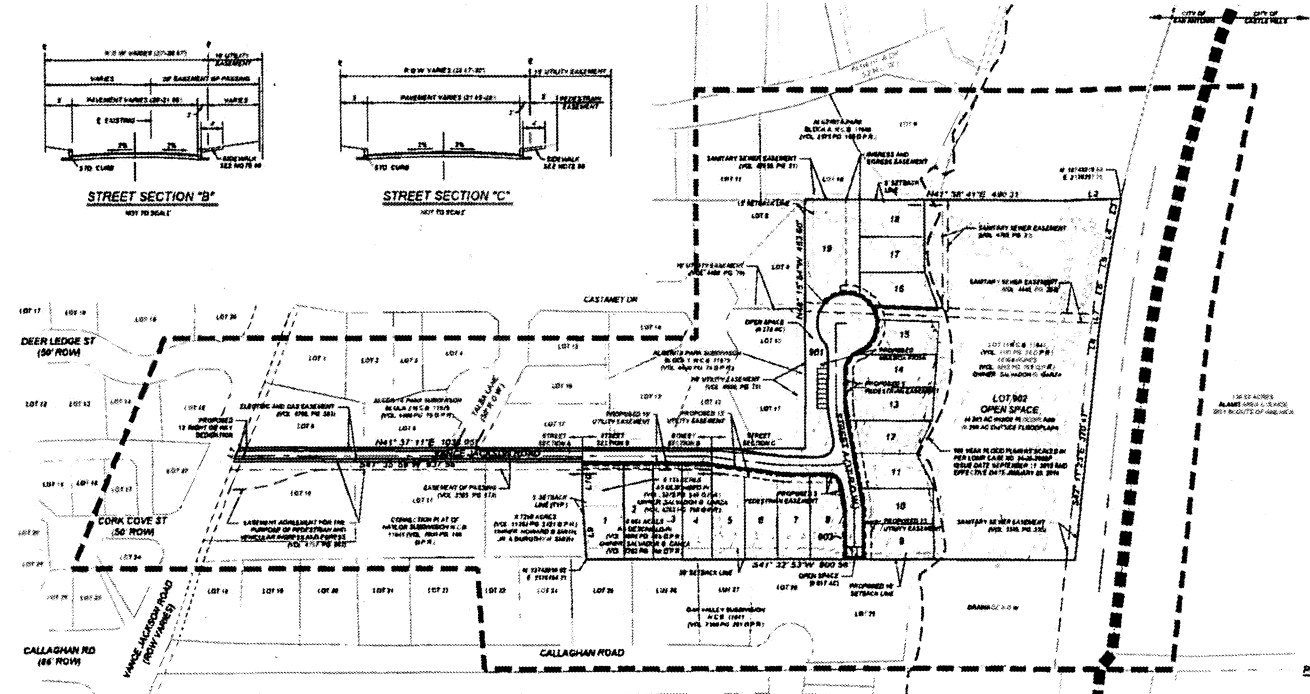
LOCATION MAP
N.T.S.

OWNER / DEVELOPER

ENGINEER
 KFW ENGINEERS
 1400 HUBBARD ROAD, BLDG. 10
 SAN ANTONIO, TX 78238
 PHONE: (210) 975-8444
 FAX: (210) 975-8441



Lot	Area	Dimensions
L1	12.42	100' x 125'
L2	10.23	100' x 102'
L3	4.77	100' x 47'
L4	38.47	100' x 384'
L5	38.47	100' x 384'
L6	38.47	100' x 384'
L7	38.47	100' x 384'
L8	38.47	100' x 384'
L9	38.47	100' x 384'
L10	38.47	100' x 384'



APPROVED PLANNED UNIT DEVELOPMENT
 PLANNING COMMISSION
 CITY OF SAN ANTONIO

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ CHECKED BY: _____
 SURVEYED BY: _____ DATE: _____

Attachment "A"

VANCE JACKSON P.U.D.

