

AN ORDINANCE 2018-11-15-0922

**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 0.588 acres out of NCB 829 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty (20) residential dwelling units and "C-2" Commercial District.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

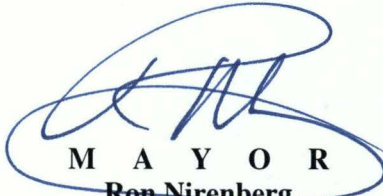
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

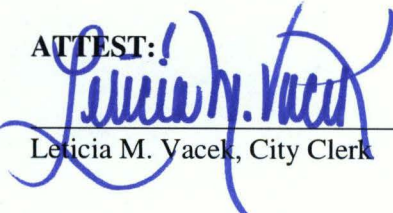
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective November 25, 2018.

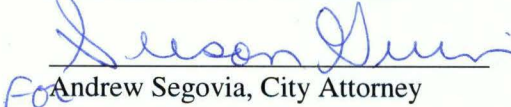
PASSED AND APPROVED this 15th day of November 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

CITY COUNCIL MEETING

ITEMS P-1 AND Z-1

DATE: November 15, 2018

TO APPROVE AS AMENDED

NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1		✓			✓		
William "Cruz" Shaw DISTRICT 2			✓		✓		
Rebecca J. Viagran DISTRICT 3					✓		
Rey Saldaña DISTRICT 4					✓		
Shirley Gonzales DISTRICT 5					✓		
Greg Brockhouse DISTRICT 6					✓		
Ana E. Sandoval DISTRICT 7					✓		
Manny Peláez DISTRICT 8					✓		
John Courage DISTRICT 9					✓		
Clayton H. Perry DISTRICT 10					✓		
Ron Nirenberg MAYOR					✓		

COMMENTS: TO APPROVE WITH AMENDED SITE PLAN FOR 20 UNITS

SG/lj
11/15/2018
Item No. Z-1

EXHIBIT “A”

Property Description
0.588 Acre Tract
June 26, 2018

Z2018250

Being a 0.588 acres (25,646 square feet) tract of land out of portion of Arbitrary Lots 13, 14 and 15, Block 3, N.C.B. 829, City of San Antonio, Bexar County, Texas, as described in Warranty Deed Volume 18464, Page 1295, Official Public Records, Bexar County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING: At the west right-of-way line of St. Mary's Street (55.6' right-of-way) and the south right-of-way line of E. Euclid (Variable width right-of-way) for the northeast corner of this tract being described herein;

THENCE: South 05°14'36" East, 191.50 feet along said west right-of-way line of St. Mary's Street and departing the south right-of-way line of E. Euclid to a point on the southeast corner of Lot 15, Block 3, N.C.B. 829, for the southeast corner of this tract being described herein;

THENCE: South 56°00'36" West, 106.70 feet along the north line of Reile Subdivision as recorded in Volume 6600, Page 97, Deed and Plat Records, Bexar County, Texas, and the south line of this tract departing said West right-of-way line of St. Mary's Street to a point for the southwest corner of this tract being described herein;

THENCE: North 33°59'24" West, 167.90 feet along the common line of Arbitrary Lot 6, Block 3, N.C.B. 829 as described in deed Volume 14609, Page 1359, Official Public Records, Bexar County, Texas and the west line of this tract to a point on said south right-of-way line of E. Euclid for the northwest corner of this tract being described herein;

THENCE: North 56°00'36" East, 198.80 feet along said south right-of-way line of E. Euclid to the **POINT OF BEGINNING** and containing 0.588 acres (25,646 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on June 18, 2018.

Anibal A. Gutierrez Jr.
Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
Firm Number 101337
FN 18-0490



Exhibit "A"

Z2018250

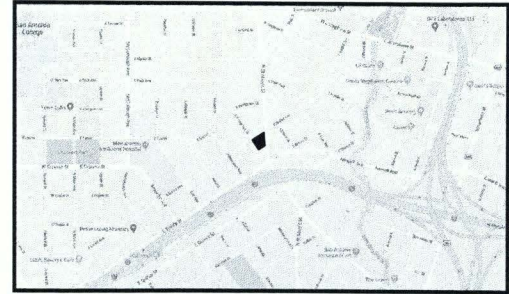
E. EUCLID AVE.

Z2018250 - RM-4 & C-3R, UC-4, AHOD to IDZ UCR-4, AHOD, with 20 Dwelling Units and C-2 Uses



I, Robert Melvin, 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.

- 20 UNITS MAX
- 3 STORIES TALL MAX
- 1 & 2 CAR GARAGE UNITS



PROPOSED LAYOUT FOR CONDO COMPLEX AT
1817 ST. MARY'S ST.



Exhibit "B"