

AN ORDINANCE

2019-02-21-0157

**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 0.411 acres out of NCB 1276 from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 8 residential units.

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.

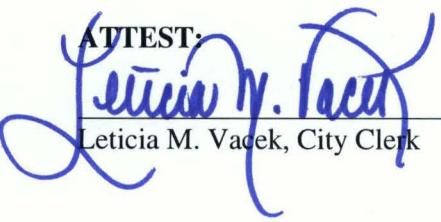
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 3, 2019.

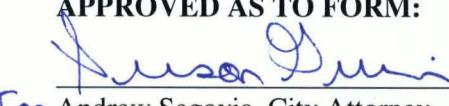
PASSED AND APPROVED this 21st day of February 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: P-3, Z-6)						
Date:	02/21/2019						
Time:	03:16:50 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z-2018-900014 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 10 Residential Units on 0.411 acres out of NCB 1276, located at 1943 Interstate 35 North. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. Zoning Commission recommends Approval. (Associated Plan Amendment 2018-900003)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
Art A. Hall	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				

METES AND BOUNDS DESCRIPTION
October 30, 2018

BEING a 0.411-acre tract of land being all of Lot 11 and a portion of the south of Lot 12, Block 8, New City Block 1276, in the city of San Antonio, Bexar County, Texas, said 0.411-acre tract being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod set at the intersection of the northerly Right-Of-Way (R.O.W.) line of N. Panam Expy (aka Interstate 35) and the easterly R.O.W. line of N. Palmetto for the southwest corner of said Lot 12 and the southwest corner of the herein-described tract;

THENCE North $00^{\circ}01'01''$ West, 140.60 feet along the easterly R.O.W. Line of said Palmetto to a $\frac{1}{2}$ " iron rod set for a northwesterly corner of the herein-described tract;

THENCE North $86^{\circ}03'19''$ East, 60.14 feet across Lot 12 to a $\frac{1}{2}$ " iron rod set in the common line between said Lots 12 and 11 for an inside corner of the herein-described tract;

THENCE North $00^{\circ}11'20''$ West, 41.79 feet along the common line between said Lots 12 and 11 to a $\frac{1}{2}$ " iron rod found in the southerly R.O.W. line of Gloucester St. for the northwest corner of said Lot 11;

THENCE South $00^{\circ}08'13''$ East, 186.89 feet along the east line of said Lot 11 to a $\frac{1}{2}$ " iron rod found in the northerly R.O.W. line of said Panam Expy for the southeastly corner of said Lot 11 and the southeasterly corner of the herein-described tract;

THENCE South $89^{\circ}52'08''$ West, 110.29 feet along the northerly R.O.W. line of said Panam Expy to the POINT OF BEGINNING.

Stephen G. Cook, Registered Professional Land Surveyor
No. 5293
SGCE # 999-888-570A

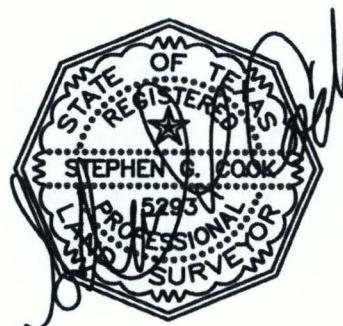


Exhibit "A"

Current Zoning: R-5 H AHOD

Proposed Zoning (Z-2018-900014): IDZ H AHOD for Eight (8) Residential Units

Current Land Use: "Low Density Residential" (Government Hill Plan)

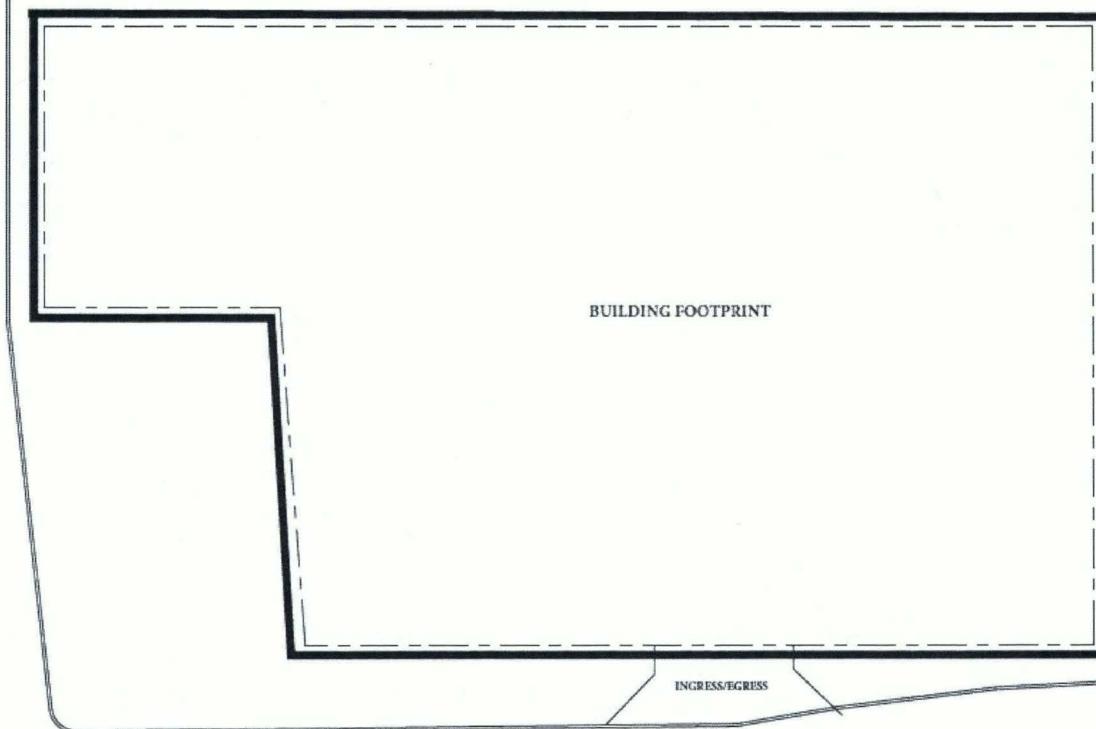
Proposed Land Use (PA-2018-900003): "Low Density Mixed Use" (Government Hill Plan)

Acreage: 0.411

Address: 1943 N Interstate 35 (Pan Am Expy)

We, Anaxor Investments LLC & Gilley Properties International, LLC, the property owners, 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, We understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

GLoucester ST.



LEGEND:

— : Buildable Area
— : Property Boundary

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www.jmsarchitects.com
EX-REF:11.21.14

These drawings are
incomplete. Not to be
used for permit and/or
construction. For
coordination and
review only.
Joseph M. Stark
Tx. Reg.#13114

PALMETTO TOWN HOMES
1943 N IH-35 SAN ANTONIO, TX

URBAN DEVELOPERS
JMS PROJECT #3551

ISSUE DATE:
11.19.18
SHEET NO.
02.21.19

Sheet No. _____

SHEET NO. _____

Exhibit "B"
SHEET PLAN bldg footprint
A1.02