

AN ORDINANCE 2017-04-20-0270

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 East 110 feet of Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXCEPT the South 15 feet of West 28 feet, Block 25, NCB 366 located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District.

SECTION 2. 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 "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 4. 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 5. This ordinance shall become effective the 30th day of April 2017.

PASSED AND APPROVED this 20th day of April 2017.

M A Y O R
Ivy R. Taylor

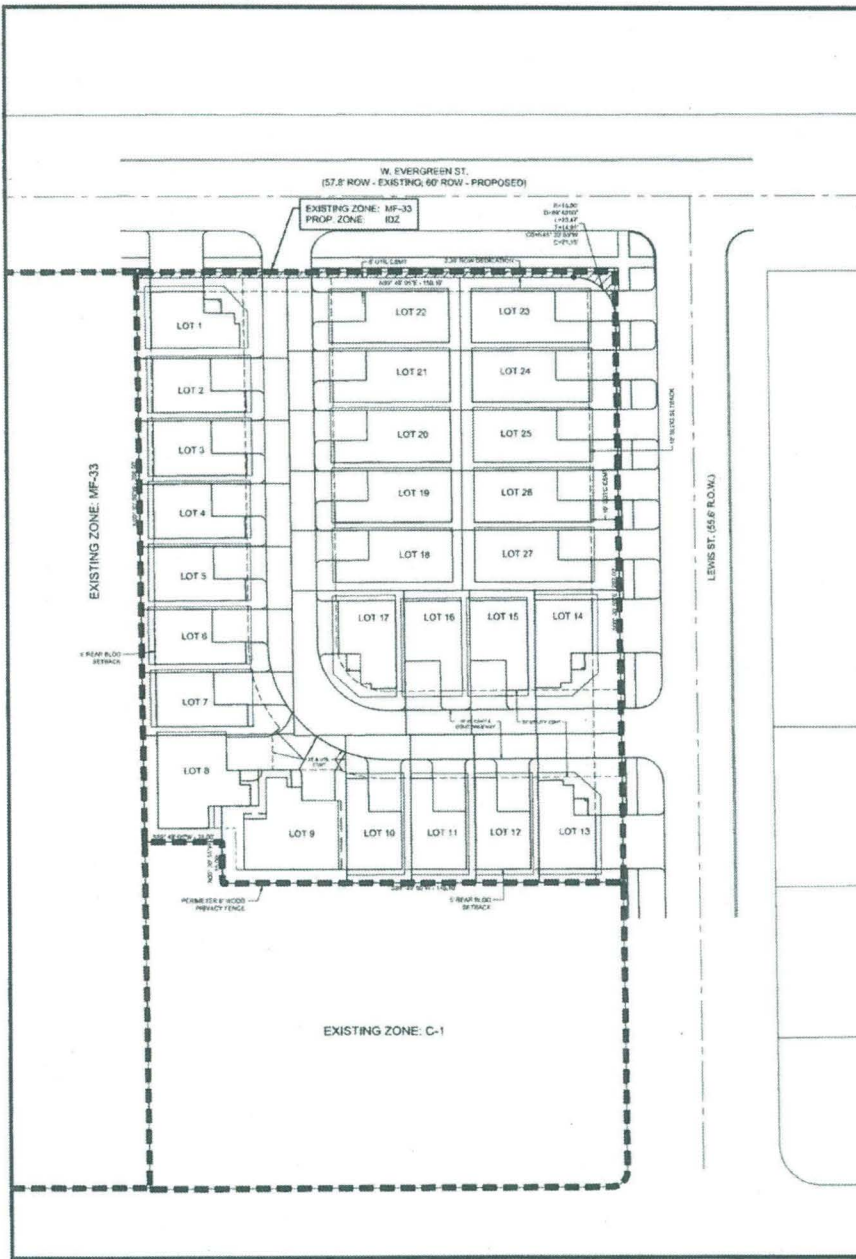
ATTEST:

Leticia M. Vacek, City Clerk

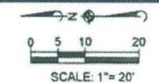
APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-1 (in consent vote: 27, 28, Z-1, Z-2, P-1, Z-3, P-2, P-3, Z-5, Z-6, P-4, Z-7, P-5, Z-8, P-6, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14)						
Date:	04/20/2017						
Time:	02:04:34 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017065 (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on the East 110 feet of Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 except the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. 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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



ZONING CASE #:



LEGEND
 ○ PROPERTY CORNER
 □ PROPOSED PERIMETER FENCE
 - - - - - EXISTING ZONING BOUNDARY

TRACT LEGAL DESCRIPTION

BEING ALL OF LOTS 2, 4, 6 & 8, BLOCK 25, NCB 366, SAVE & EXCEPT THE SOUTHWEST 15 FEET BY 28 FEET OF LOT 8, CITY OF SAN ANTONIO, TEXAS, ACCORDING TO THE DEEDS RECORDED IN VOLUME 15855, PAGE 2353 OFFICIAL PUBLIC RECORDS (OPR), VOLUME 15317, PAGE 822, OPR, VOLUME 16155, PAGE 2495, OPR, AND VOLUME 16161, PAGE 2015 OPR.

PROJECT DATA TABULATION

EXISTING SITE ACREAGE:	0.8861 AC. (38,597 SF)
NUMBER OF SINGLE FAMILY TOWNHOUSE LOTS:	27
MINIMUM LOT SIZE:	1,250 SF
IDZ PROJECT SPECIFIC SETBACKS:	
FRONT:	5 FEET
SIDE:	0, 3 FEET
REAR:	3 FEET (INTERNAL LOTS) 5 FEET (ONLY WHERE ABUTS ADJOINING MF-33, C1)

GENERAL NOTES:

1. THE INTENDED USE OF THE PROPERTY IS THE CREATION OF 27 SINGLE FAMILY TOWNHOUSES TO BE SOLD TO END USERS.
2. THIS CONCEPTUAL SITE PLAN IS CONCEPTUAL IN NATURE. MODIFICATIONS MEETING THE SPIRIT AND INTENT OF THIS PLAN WILL NOT REQUIRE A REZONING APPLICATION.
3. THE STANDARD FLOORPLAN DESIGNS INCLUDE GARAGES, LIVING SPACES ON FLOORS 1-3, AND ROOF DECKS TO ENJOY THE VIEWS OF DOWNTOWN AND SAN ANTONIO COLLEGE.
4. SECOND AND THIRD FLOOR OVERHANGS OF ONE (1) FOOT INTO ADJOINING LOTS AND/OR EASEMENTS ARE PROPOSED. ALL FIRE & BUILDING CODES SHALL BE COMPLIED WITH DURING PLATTING AND PERMITTING.
5. DEVELOPER RESERVES THE RIGHT TO DESIGNATE THE SUBDIVISION AS A GATED COMMUNITY AND PROVIDE GATES TO LIMIT ACCESS TO RESIDENTS ONLY. THE COMMON DRIVEWAY WILL BE PRIVATELY OWNED AND MAINTAINED.
6. THIS CONCEPTUAL SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR BUILDING SETBACKS THAT PERTAIN TO THIS TRACT THAT ARE NOT SHOWN HEREON.

Exhibit "A"

COMMENTS	
NO DATE	DRAWN BY
DATE	CHECKED BY
DATE	PROJECT NO.
DATE	PROJECT NO.
DVE DEVELOPMENT, INC. 10111 HARRISBURG PARK SAN ANTONIO, TEXAS 78203 TEL: (214) 480-1111 FAX: (214) 480-1111	
EVERGREEN VIEW POINTE SUBDIVISION IDZ CONCEPTUAL SITE PLAN A SINGLE FAMILY TOWNHOUSE DEVELOPMENT 411 & 415 LEMAY ST., 201 & 112 W. EVERGREEN ST., SAN ANTONIO, TEXAS 78211	
DRAWN BY: 0160	PROJECT NO. 152
CHECKED BY: 0160	PROJECT NO. 152
DATE: 01/13/2017	PROJECT NO. 152
SHEET Z1.0	