

AN ORDINANCE 2019-08-08-0607

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 0.33 acres out of NCB 485 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling 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.

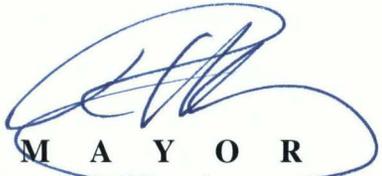
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

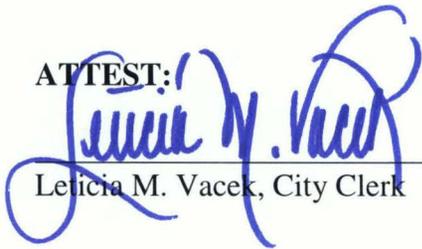
SG/lj
08/08/2019
Z-5

CASE NO. Z-2019-10700052

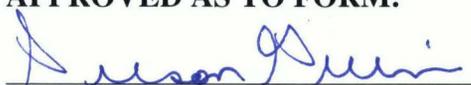
SECTION 6. This ordinance shall become effective August 18, 2019.

PASSED AND APPROVED this 8th day of August, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: 25, Z-2, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-13, Z-14, Z-18, Z-19, Z-20, Z-22)
Date:	08/08/2019
Time:	02:43:32 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700052 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling units on 0.33 acres out of NCB 485, located at 220 and 224 East Carson and 222 Oleander. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3		x			x	
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj
08/08/2019
Z-5

Exhibit “A”



MHR Engineering, LLC.

Development . Transportation . Water Resources . Civil . Environmental . Surveying

0.33 ACRE PROPERTY

BEING A 0.33 ACRE TRACT OF LAND OUT OF LOT 8 AND 9, BLOCK 20, NEW CITY BLOCK (NCB) 485, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND SAID 0.33 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING at a found iron rod on the east right-of-way line of Oleander St. (variable width right-of-way) and also being on the west property line of said Lot 8 bears North 00°03'20" East 92.96 feet from northwest corner of said Lot 8;

POINT OF BEGINNING North 00°03'20" East along the east right-of-way line of Oleander St. for a distance of 92.96 feet to a set iron rod for a corner, said corner being the northwest corner of said Lot 8;

THENCE, North 89°45'37" East along the south right-of-way line of Carson St. for a distance of 100.00 feet to a set iron rod for a corner, said corner being the northeast corner of said Lot 9;

THENCE, South 00°03'20" West along the east property line of said Lot 9 for a distance of 143.80 feet to a set iron rod for a corner, said corner being the southeast corner of said Lot 9;

THENCE, South 89°45'37" West along the south property line of said Lot 8 and 9 for a distance of 100.00 feet to a set iron rod for a corner, said corner being the southwest corner of said Lot 8;

THENCE, North 00°03'20" East, a distance of 143.80 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.33 acre tract of land, more or less.

Harun Rashid

07/05/19

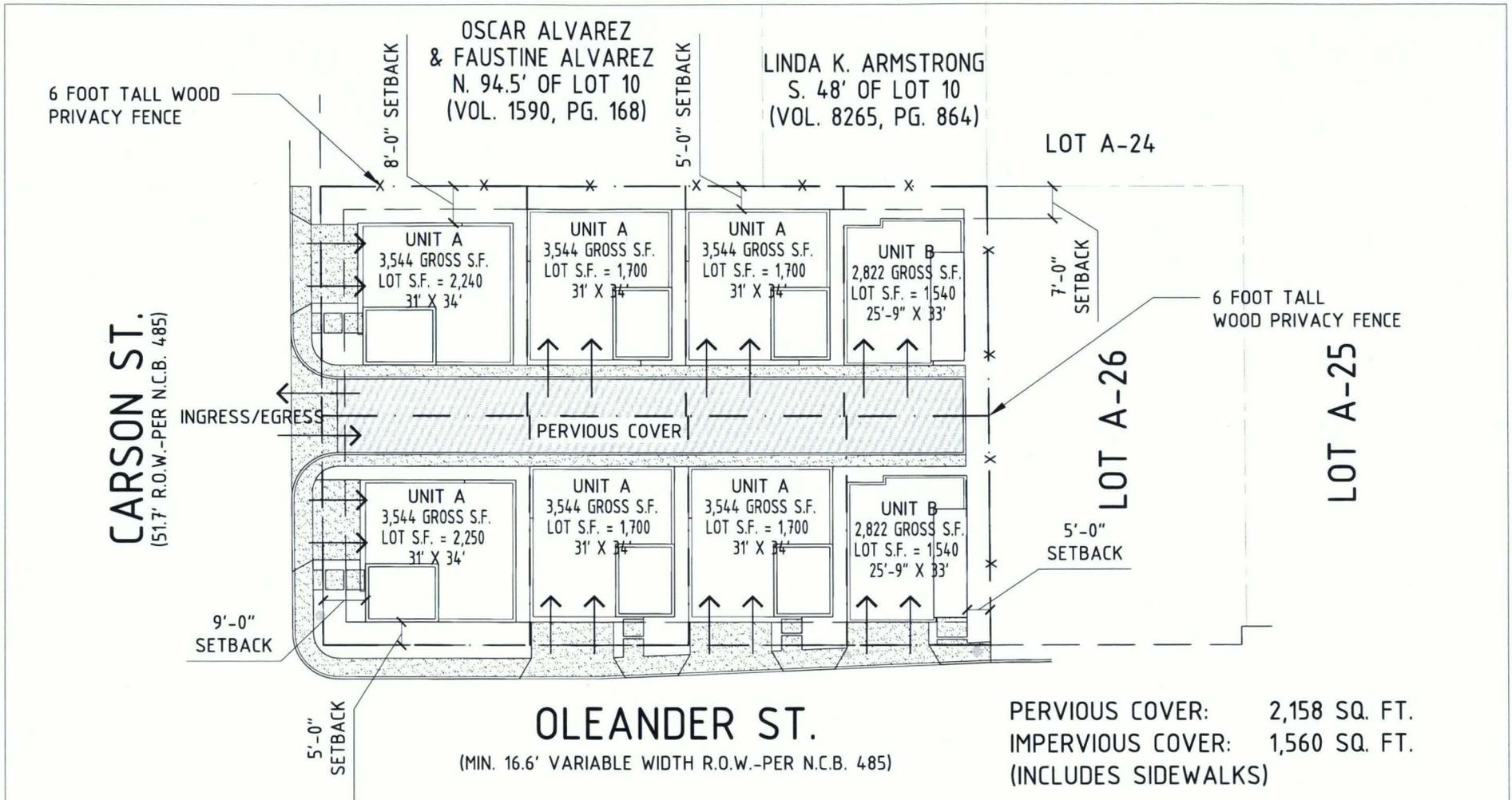
Harun Rashid
Registered Professional Land Surveyor
Texas No. 6411



Exhibit "A"

SG/lj
08/08/2019
Z-5

Exhibit “B”



OLEANDER ST.

(MIN. 16.6' VARIABLE WIDTH R.O.W.-PER N.C.B. 485)

PERVIOUS COVER: 2,158 SQ. FT.
 IMPERVIOUS COVER: 1,560 SQ. FT.
 (INCLUDES SIDEWALKS)

TOTAL ACREAGE = 0.4233

FROM: R-6 RESIDENTIAL SINGLE FAMILY DISTRICT
 TO: IDZ-2 INFILL DEVELOPMENT ZONE DISTRICT WITH USE PERMITTED FOR 8 UNITS

I, Daniel Rodriguez, 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 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.

Exhibit "B"

SITE PLAN

1/32" = 1'-0"