

AN ORDINANCE 2019-03-21-0249

**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 .310 acres out of NCB 6523 from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for six (6) 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 Limited Intensity Infill Development 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 31, 2019.

PASSED AND APPROVED this 21st day of March 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-3 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-9, Z-13, Z-16)						
Date:	03/21/2019						
Time:	03:27:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2019-10700007 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for six (6) residential dwelling units on 0.310 acres out of NCB 6523, located at 1024 Blanco Road. 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				
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			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				x
Clayton H. Perry	District 10	x					

SG/lj
03/21/2019
Item No. Z-3

EXHIBIT “A”

METES AND BOUNDS

Being 0.310 acres out of Lot 6, New City Block 6523, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9549, Page 68, Deed and Plat of Bexar County, Texas, and said 0.130 acres being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in concrete for the southwest corner of this 0.310 acres, same being the northwest corner of Lot 19, Block 1, Linkwood Apartments Subdivision map or plat recorded in Volume 9549, Page 68, same being on the East Right-of-Way line of Blanco Road, same also being the **POINT OF BEGINNING**, from which a found 5/8-inch iron rod found being the original southwest corner of said Lot 6, bears South 00 degrees 00 minutes 00 seconds East, a distance of 10.01 feet;

THENCE along said East Right-of-Way line of Blanco Road, North 00 degrees 00 minutes 00 seconds East, a distance of 89.98 feet (called 90.00 feet) to a mag nail set in concrete for the northwest corner of this 0.310 acres, same being the southeast corner of Lot 7, of said New City Block 6523;

THENCE along the line common to this 0.310 acres and said Lot 7, South 89 degrees 46 minutes 30 seconds East, a distance of 150.00 feet to a point for the northeast corner of this 0.310 acres, same being the northwest corner of Linkwood Apartment Subd. Lot 6, Tract 2 (Volume 16716, Page 2419);

THENCE along the line common to this 0.310 acres and Linkwood Lot 6, Tract 2, South 00 degrees 00 minutes 00 seconds West, a distance of 89.98 feet (called 90.00 feet) to a point for the southeast corner of this 0.310 acres, same being the upper northeast corner of said Lot 19;

THENCE along the line common to this 0.310 acres and said Lot 19, North 89 degrees 46 minutes 30 seconds West, a distance of 150.00 feet to the **POINT OF BEGINNING**, and containing 0.310 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on record plat in Volume 9549, Page 68, Deed and Plat records of Bexar County, Texas.

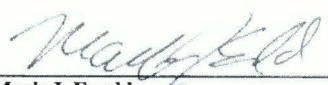

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 7th 2017

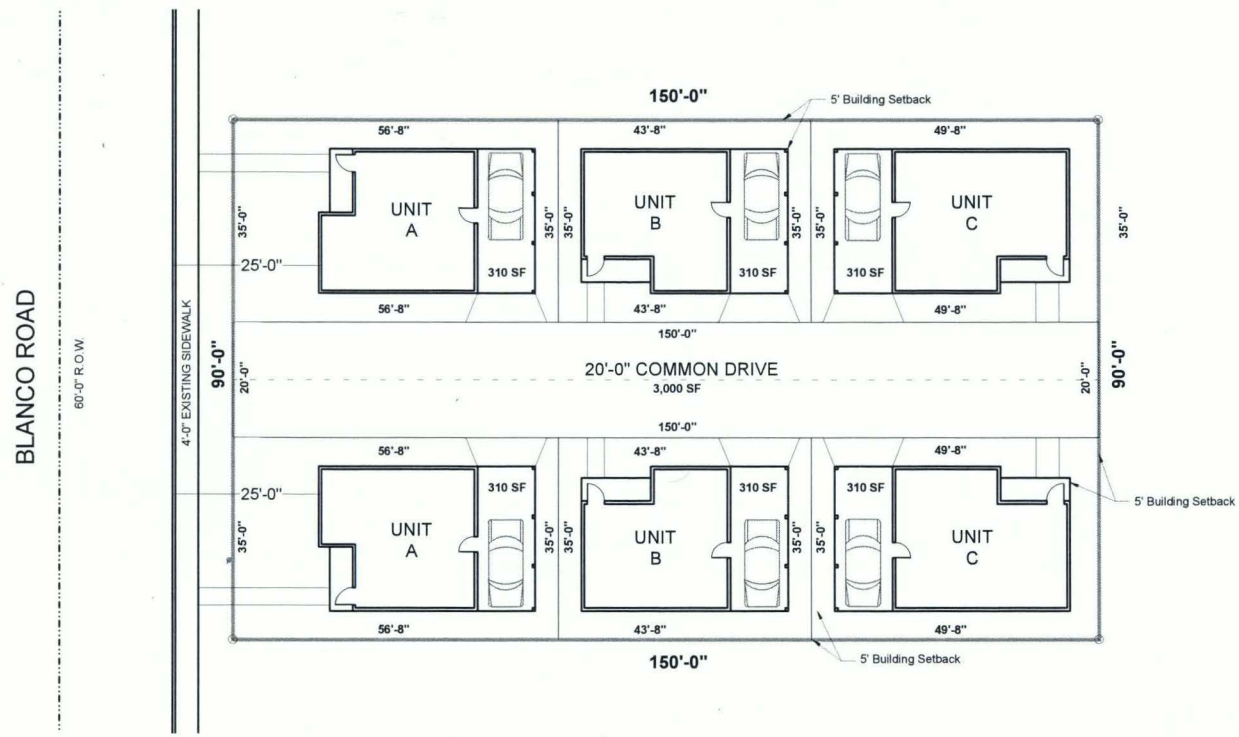


Exhibit "A"

SG/lj
03/21/2019
Item No. Z-3

EXHIBIT "B"

"I, Ralph Hernandez, 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."



Lot Information	
Lot Area:	0.31 ac
Total Units:	6

Units allowed in IDZ-1 = 5.58 (6 Units)

Unit Square Footage	
Unit A:	1,440 SF
Unit B:	1,328 SF
Unit C:	1,578 SF
Total SF:	8,692 SF

Property Legal Description: NCB 6523 BLK LOT N 90 FT OF W 150 FT OF 6
 Current Zoning: R-6 (NCD-5)
 Proposed Zoning: IDZ-1 (Limited Intensity Infill Development Zone) - (NCD-5)



NORTH Exhibit "B"

1024 Blanco (1024 Blanco Rd, San Antonio, TX) Project Name	01-31-2019 Date	Z Sheet
Zoning Site Plan Z-2019-10700007	1/32" = 1'-0" Scale	