

ORDINANCE 2021 - 01 - 21 - 0040

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 1.499 acres out NCB 7672, from "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "IDZ-1 H RIO-5 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family 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.

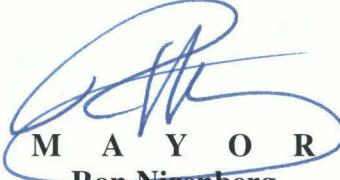
SG/lj
01/21/2021
Z-6

CASE NO. Z-2020-10700250

0400-15-10-1505


SECTION 6. This ordinance shall become effective January 31, 2021.

PASSED AND APPROVED this 21st day of January, 2021.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

January 21, 2021

Item: Z-6

Enactment Number:

File Number: 20-7380

2021-01-21-0040

ZONING CASE Z-2020-10700250 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "IDZ-1 H RIO-5 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on 1.499 acres out NCB 7672, located at 326 Riverside Drive. Staff and Zoning Commission recommend Approval.

Councilmember Rebecca Viagran made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Perry

Absent: 1 Courage

SG
01/21/2021
Item No. Z-6

Exhibit "A"

Metes and Bounds Field Notes Description
1.499 Acre Tract
December 19, 2018

Being a 1.499 acre (65,290 square feet) tract of land out of a 1.566 acre tract as described in Deed of Trust Volume 6806, Page 540, Official Public Records, Bexar County, Texas; same land being out of the remaining portions of Lots 5, 6, 7, and 8, Block 21, N.C.B. 7672 Riverside Park Addition Second Filing to the City of San Antonio as recorded in Volume 105, Page 206, Deed And Plat Records of Bexar County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod on the south right-of-way line of Riverside Drive (60' Right-Of-Way); same point being the east common corner of Lot 22, Block 21, N.C.B. 7672, Posey Addition as recorded in Volume 4600, Page 180, of the Deed and Plat Records, Bexar County, Texas, for the northwestern corner of herein described tract;

THENCE: South 68°21'21" East, 45.25 feet along the north line of this tract and the south right-of-way line of said Riverside Drive to a found ½" iron rod for a corner of this tract;

THENCE: South 53°42'00" East, 277.71 feet continuing along the north line of this tract and the south right-of-way line of Riverside Drive to a found ½" iron rod for the east corner of this tract;

THENCE: South 36°27'56" West, 191.00 feet departing Riverside Drive right-of-way and along a chain link fence to a set ½" iron rod with blue cap (GRE) on the north right-of-way line of the San Antonio River for the southeast corner of this tract;

THENCE: North 63°17'27" West, 132.81 feet along a boxed wire fence and the south line of this tract and along the north right-of-way of the San Antonio River to a found ½" iron rod with aluminum cap (SARA) for a corner of this tract;

THENCE: North 54°19'41" West, 154.66 feet along the south line of this tract and the north line of a 0.056 acre tract as conveyed to San Antonio River Authority and described in Warranty Deed Volume 14246, Page 2124, of the Official Public Records, Bexar County, Texas, to a found ½" iron rod with aluminum cap (SARA) for the a corner of this tract;

THENCE: North 69°20'51" West, 10.87 feet along the south line of this tract and said 0.056 acre tract to a found ½" iron rod with aluminum cap (SARA) for the southwest corner of this tract;

THENCE: North 21°30'46" East, 106.03 feet along the common line of this tract and said Lot 22, to a found ½" iron rod with aluminum cap (Gibbons) for the southwest corner of this tract;

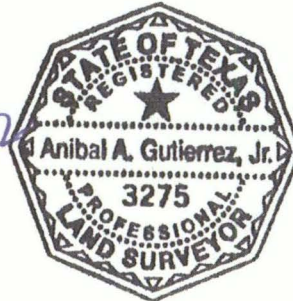
THENCE: North 61°15'26" East, 33.23 feet along the common line of this tract and said Lot 22, to a found ½" iron rod for a corner of this tract;

Z2020-10700250

THENCE: North 27°10'50" East, 74.60 feet along the common line of this tract and said Lot 22 to a found ½" iron rod on the south right-of-way line of said Riverside Drive and the **POINT OF BEGINNING** and containing 1.499 acres (65,290 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on December 12, 2018.

Anibal A. Gutierrez Jr.

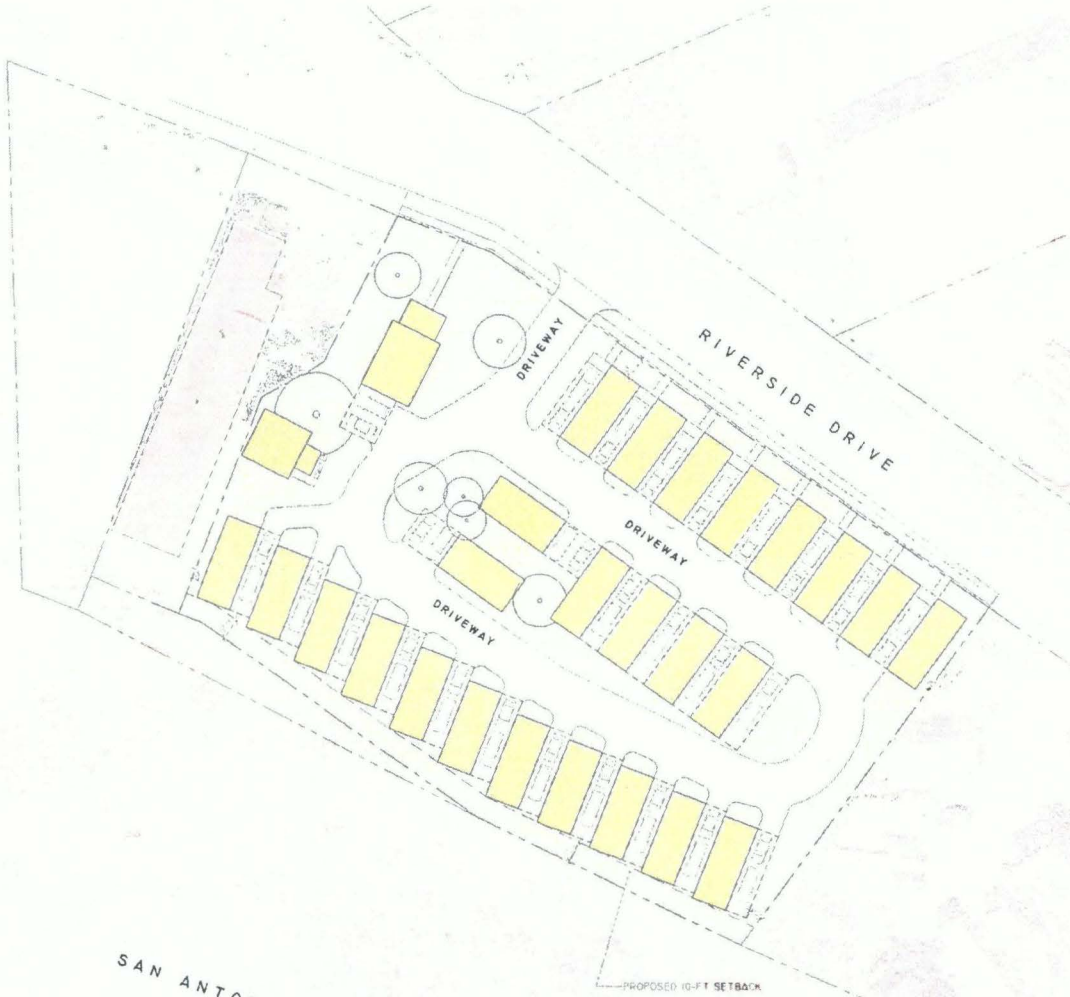
Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
Firm Number 101337
FN 18-1056



SG
01/21/2021
Item No. Z-6

Exhibit “B”

ROOSEVELT AVENUE



DEVELOPMENT STATS

- 11 HOMES WITH RIVER FRONTAGE
- 9 HOMES WITH STREET FRONTAGE
- 6 HOMES WITH INTERIOR VIEW
- 26 HOMES TOTAL

EACH FOOTPRINT IS 640 SQ. FT. (16' X 40')

EACH HOME WILL PROVIDE:

- FRONT PORCH
- 2 BEDROOMS + 2 BATHROOMS
- OPEN KITCHEN + LIVING SPACE
- 2 COVERED PARKING SPACES
- PRIVATE DECK SPACE ON FIRST OR SECOND LEVEL

LAND AREA: 1.5 AC (64,760 SF)
 UNITS/AC: 18 (PROPOSED)
 REZONING: IDZ-1 AND/OR R-1

"I, Peter Greenblum, 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."

CONCEPT SITE PLAN
 1" = 60'

PETER GREENBLUM
 RIVERSIDE RESIDENTIAL DEVELOPMENT
 326 RIVERSIDE DRIVE
 SAN ANTONIO, TEXAS 78210

Request for a change from C-2 to IDZ-1 with uses permitted in MF-18

8.28.2020
 ARCHITEXAS
 SAN ANTONIO | AUSTIN | DALLAS