

AN ORDINANCE 2018-04-19-0310

**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 0.632 acres out of NCB 1372 from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and Live/Work 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.

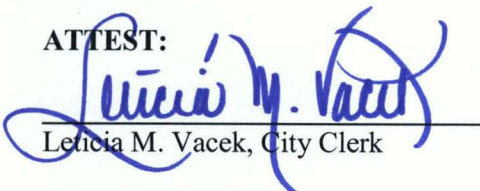
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

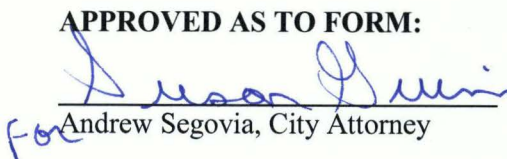
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective April 29, 2018.

PASSED AND APPROVED this 19th day of April 2018.


M A Y O R
Ron Nirenberg

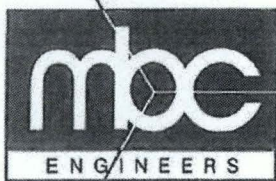
ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: 29, P-1, Z-2, Z-3, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, Z-13, P-3, Z-14, Z-15, Z-16, Z-17)						
Date:	04/19/2018						
Time:	02:19:50 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017261 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and live work units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. 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			x	
William Cruz Shaw	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				

SG/lj
04/19/2018
Item No. Z-6

EXHIBIT “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

A 0.632 OF AN ACRE (27,542 SQUARE FEET) TRACT OF LAND BEING ALL OF LOT 1, LOT 2, LOT 3, A PORTION OF LOT 4 AND A PORTION OF LOT 5, NEW CITY BLOCK 1372 CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS; BEING ALL OF TRACT I AND TRACT II DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CREATED BY DOCUMENT RECORDED IN VOLUME 18631, PAGE 922, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.632 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

BEGINNING at a 60D Nail Found marking the Southeast intersection of the southerly right of way line of East Houston Street, a 50 foot public right of way, and the easterly right of way line of North Monumental Street, a 50 foot public right of way, and being the Northwesterly corner of said Lot 1;

THENCE S 89° 42' 14" E a distance of 165.90 feet along the Southerly right of way line of said East Houston Street to a Mag Nail Found marking the Southwest intersection of the Southerly right of way line of said East Houston Street and the Westerly right of way line of Florence Alley, a 20 foot public right of way, and being the Northeasterly corner of said Lot 1;

THENCE S 00° 15' 31" W a distance of 195.56 feet, along the Westerly right of way line of said Florence Alley, to a 1/2-Inch Iron Rod with cap marked "Rosin" Found, marking the Southeasterly corner of said Lot 5;

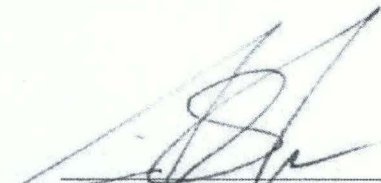
THENCE S 89° 46' 56" W a distance of 75.25 feet, departing the Westerly right of way line of said Florence Alley along the Southerly boundary line of said Lot 5, to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found;

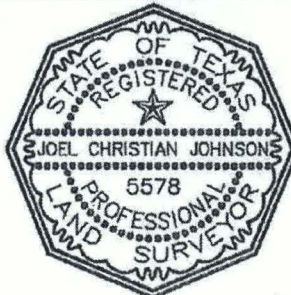
THENCE N 00° 17' 39" W a distance of 55.59 feet, departing the Southerly boundary line of said Lot 5, to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found;

THENCE S 89° 49' 18" W a distance of 90.12 feet to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found on the Easterly right of way line of said North Monument Street;

THENCE N 00° 15' 47" E a distance of 141.39 feet, along the Easterly right of way line of said North Monumental Street to the **POINT OF BEGINNING** and containing 0.632 of an acre of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


08/24/17
Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: August 24, 2017
Job No: 31858-1370



22017261

SG/lj
04/19/2018
Item No. Z-6

EXHIBIT “B”

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
 1000 ROAD OF INDEPENDENCE, BOONVILLE, MISSOURI 64608
 417-932-2222
 FAX: 417-932-2222
 WWW.VILLAGOMEZ.COM

HOUSTON STREET DEVELOPMENT
 SAN ANTONIO, TEXAS
 ZONING SITE PLAN

THIS DOCUMENT IS FOR REVIEW ONLY AND IS NOT FOR REGULATORY APPROVAL. PERMITTING OR CONSTRUCTION.

DATE: VILLAGOMEZ, P.E.
 LICENSE NO. 105189
 08/22/17

JOB NO. 17-024
 DATE: 08/22/17
 DRAWN BY: SV
 CHECKED BY: SV
 DATE: 08/22/17
 PROJECT: ZONING SITE PLAN

PROPERTY SIZE: 27,534 SF = 0.632 ACRES
 IMPERVIOUS COVER:
 BUILDINGS: 6,200 SF
 DRIVEWAYS: 1,403 SF
 ACCESS DRIVE: 3,257 SF
 TOTAL: 13,860 SF

CURRENT ZONING: C2, RM-4
 CURRENT USE: VACANT
 LAND USE PLAN: LOW DENSITY MIXED USE
 PROPOSED ZONING: SFLL DEVELOPMENT ZONE
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, NOT TO EXCEED 15 UNITS/ACRE

IMPERVIOUS COVER

E. HOUSTON ST
 50' ROW

28017261

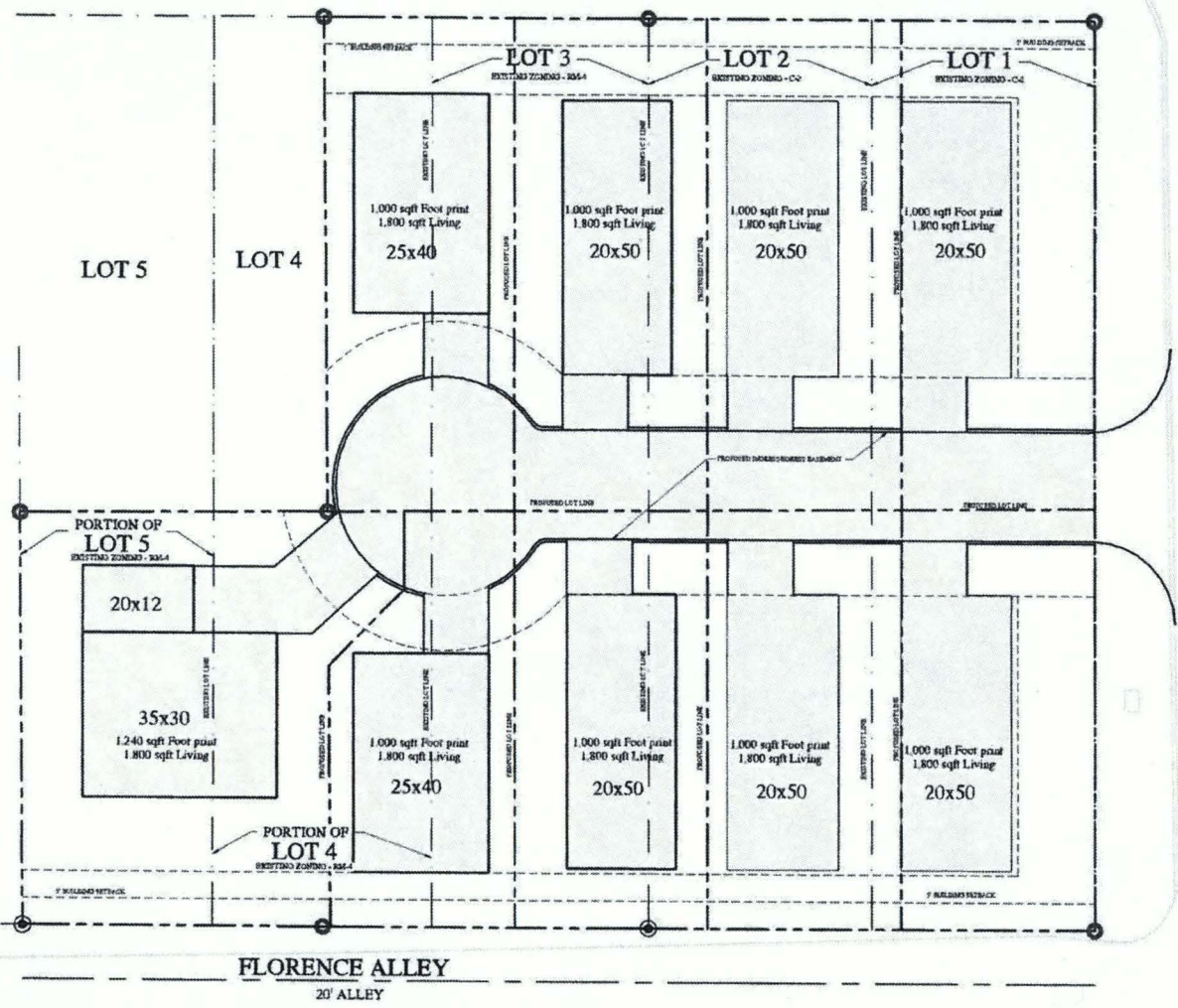


Exhibit "B"

FLORENCIA ALLEY
 20' ALLEY

ZONING SITE PLAN
 SCALE: 1"=40'
 0 10 20

I, CHRISTOPHER SHANNON O'VALLEY, AUTHORIZED AGENT FOR 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.