

ORDINANCE 2019-08-08-0611

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 Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331 from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units.

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.

SG/lj
08/08/2019
Z-8

CASE NO. Z-2019-10700098

SECTION 5. 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

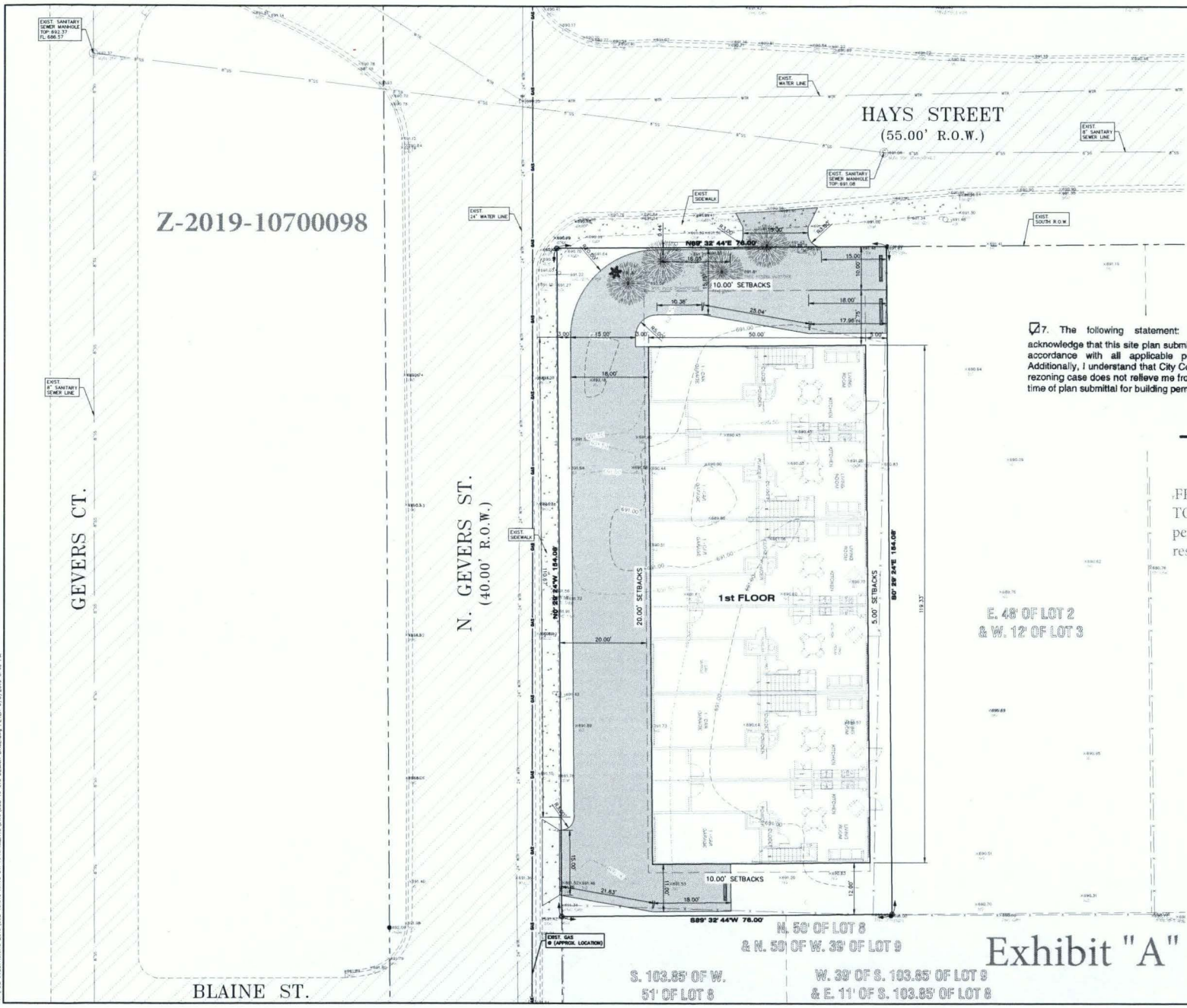
Agenda Item:	Z-8 (in consent vote: 25, Z-2, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-13, Z-14, Z-18, Z-19, Z-20, Z-22)
Date:	08/08/2019
Time:	02:43:32 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700098 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units on Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331, located at 1702 Hays Street. 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-8

Exhibit “A”

V:\050 - SUBORDINATE 2019\SUB 19-013 HAYS ST. APARTMENTS\DWG\SUB 19-013 DESIGN BASE.dwg PLOT# 6/22/2019 5:46 PM



Z-2019-10700098

HAYS STREET
(55.00' R.O.W.)

GEVERS CT.


N. GEVERS ST.
(40.00' R.O.W.)

BLAINE ST.

S. 103.85' OF W,
51' OF LOT 8

W. 39' OF S. 103.85' OF LOT 9
& E. 11' OF S. 103.85' OF LOT 8

7. The following statement: Armia Mazaheri, 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.


Signature

6-7-19
Date

FROM: "MF-33
TO: "IDZ-2" with uses
permitted for nine (9)
residential units

LEGEND	
	EXIST. POWER POLE
	EXIST. DICH WIRE
	EXIST. SIGN
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. 4" WATER LINE
	EXIST. 8" SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. CLEAN-OUT
	EXIST. STORM MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. WATER METER
	BACK TO BACK
	N.G. NATURAL GROUND
	B.O.C. BACK OF CURB
	T.O.S. TOP OF SIDEWALK
	T.O.C. TOP OF CURB
	T.O.A. TOP OF ASPHALT
	U.E. UTILITY EASEMENT

- GENERAL NOTES:
- 1) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH FIRE BILLS FACING UPSTREAM.
 - 3) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 4) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 5) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 6) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

Exhibit "A"

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10184027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF GILBERT J. GUERRA, P.E. 80156 ON JUNE, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR REVIEW

SITE PLAN
HAYS APARTMENTS
SAN ANTONIO, TEXAS
BEXAR, COUNTY

DESIGNED BY: GILBERT J. GUERRA P.E.
CHECKED BY: IVAN GARCIA P.E., R.P.L.S.
PROJECT NO.: GILBERT J. GUERRA P.E.
DRAWN BY: JAIME HERNANDEZ
SCALE: 1" = 10'
DATE: JUNE, 2019
PROJECT: SUB 19-013
REVISION: 1

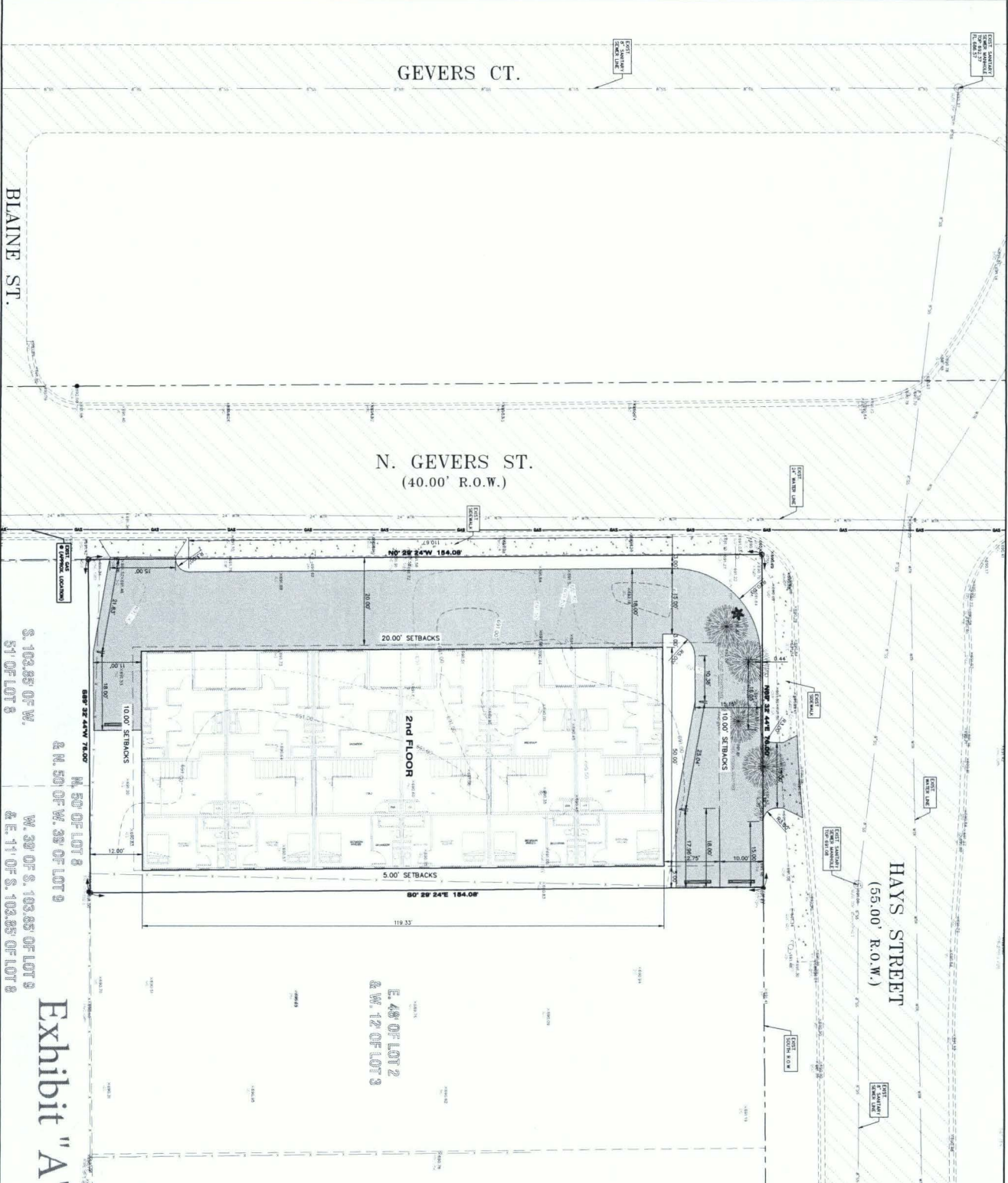


Exhibit "A"

Exhibit "A"



LEGEND	
(Symbol)	EXIST POWER POLE
(Symbol)	EXIST CURB WALK
(Symbol)	EXIST SIDEWALK
(Symbol)	EXIST OVERHEAD ELECTRICAL LINE
(Symbol)	EXIST UNDERGROUND CABLE
(Symbol)	EXIST OR WATER LINE
(Symbol)	EXIST GAS LINE
(Symbol)	EXIST SANITARY SEWER MANHOLE
(Symbol)	EXIST CLEAN-OUT
(Symbol)	EXIST FIRE HYDRANT
(Symbol)	EXIST FIRE TOWER
(Symbol)	EXIST WATER VALVE
(Symbol)	EXIST WATER METER
(Symbol)	EXIST WATER METER
(Symbol)	N.E. NATURAL OBSTACLE
(Symbol)	N.O.C. ROAD OR CURB
(Symbol)	T.O.C. TYPE OF CURB
(Symbol)	T.O.A. TYPE OF ASPHALT
(Symbol)	T.O.V. TYPE OF DRIVEWAY

GENERAL NOTES:
 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS FOR THE LOCATION OF ALL UTILITIES.
 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL VERIFY THE LOCATION OF THESE UTILITIES TO THE SATISFACTION OF THE CONTRACTOR.
 3) ALL EXIST UTILITIES ARE AT APPROXIMATE LOCATIONS.
 4) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEYING. ACTUAL UTILITIES MAY BE DISCOVERED UPON EXCAVATION.
 5) THE CONTRACTOR SHALL VERIFY THE LOCATION OF THESE UTILITIES TO THE SATISFACTION OF THE CONTRACTOR.
 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS FOR THE LOCATION OF ALL UTILITIES.
 7) ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS FOR THE LOCATION OF ALL UTILITIES.

DATE	1" = 10'
DESIGNER	JANE HENNINGER
CHECKER	JANE HENNINGER
DATE	JUNE 2019
PROJECT	SUB 19.013
REVISION	2

SITE PLAN
HAYS APARTMENTS
SAN ANTONIO, TEXAS
BEXAR, COUNTY

REVIEW

DATE: 6/5/2019
 BY: PETER
 FOR: RIO DELTA ENGINEERING



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083