

ORDINANCE 2021-04-15-0258

**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 0.094 acres out of NCB A-9 from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) 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.

SECTION 6. This ordinance shall become effective April 25, 2021.

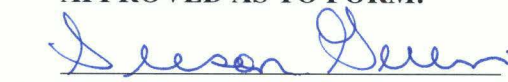
PASSED AND APPROVED this 15th day of April, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: Z-10

File Number: 21-2481

Enactment Number:

2021-04-15-0258

ZONING CASE Z-2020-10700256 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units on 0.094 acres out of NCB A-9, located at 116 West Mitchell Street. Staff and Zoning Commission recommend Approval.

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
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Exhibit “A”

EXHIBIT A

BEING A 4,109 SQUARE FOOT TRACT OF LAND OR 0.094 OF AN ACRE, OUT OF NEW CITY BLOCK A-9, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN A CORRECTION WARRANTY DEED FROM ROGER DE LE GARZA AKA ROGELIO DE LA GARZA AND YOLANDA GARZA DE LA GARZA TO CLAUDIA GONZALES, IN FILE NO. 2012125842, PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID 4,109 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED ("SAN ANTONIO RIVER AUTHORITY") IRON ROD FOUND, AT THE NORTHWEST CORNER OF A CALLED 4.8842 ACRE PARCEL DESCRIBED IN A DEED FROM THE CITY OF SAN ANTONIO TO SAN ANTONIO RIVER AUTHORITY IN FILE NO. 2007285824, PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF MITCHELL TERRACE, A SUBDIVISION IN BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 642, PAGE 257, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

THENCE S 76°36'15" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF W. MITCHELL STREET, PASSING A 1/2 INCH CAPPED ("P.D.") IRON ROD FOUND AT A DISTANCE OF 557.15 FEET, FOR A TOTAL DISTANCE OF 656.15 FEET TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF A CALLED PORTION OF SAID BLOCK, AS CONVEYED TO MARIA MORIN MARTINEZ, IN VOLUME 8035, PAGE 296, PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID GONZALES TRACT, FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE S 76°36'15" E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 33.00 FEET TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHWEST CORNER OF A CALLED PORTION OF NEW CITY BLOCK A-9, AS DESCRIBED PER COUNTY RECORDS, TO JESUS S. SANCHEZ AND RENE R. SANCHEZ, IN VOLUME 513, PAGE 1744, PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID GONZALES TRACT, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 12°52'13" W, ALONG A WEST LINE OF SAID SANCHEZ TRACT, SAME BEING ALONG THE EAST LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 124.52 FEET, TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT AN ANGLE POINT IN A WESTERLY LINE OF SAID SANCHEZ TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID GONZALES TRACT, FOR THE SOUTHEAST CORNER HEREOF,

THENCE N 76°36'15" W, ALONG A NORTH LINE OF SAID SANCHEZ TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 33.00 FEET TO A NAIL SET IN A HACKBERRY TREE, AT THE SOUTHEAST CORNER OF SAID MARTINEZ TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID GONZALES TRACT, FOR THE SOUTHWEST CORNER HEREOF,

THENCE N 12°52'13" E, ALONG THE EAST LINE OF SAID MARTINEZ TRACT, SAME BEING ALONG THE WEST LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 124.52 FEET TO THE PLACE OF BEGINNING, CONTAINING 4,109 SQUARE FEET OF LAND OR 0.094 OF AN ACRE, MORE OR LESS.



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Exhibit “B”

Street Parking on Both Sides (20-30 Spms)

Mitchelle St

← 4ft Sidewalk →

Proposed
Chain
Link
Fence

Proposed Parking - 45x40

-4109 sq ft
-0.094 of acre

4(9x18) Proposed Parking Spaces to include ADA

Cement Walkway

32ft

57.5x25 - 1st Floor Commercial

8ft

8ft

Green Space

Property Line

Chain Link Fence

22x25 - 2nd Floor Residential

Entry
Upper Landing
Entry

Stairs

1st Floor 1625 sq ft
2nd Floor 700 sq ft
Chain and Wood Fence
Surrounding Porches 907 sq ft

Property
Line

Porch 18x14

← 40ft → Chain Link Fence

San Antonio River

5ft setback
Green Space

Fence
45ft

120 Mitchell
9ft Set
Back

Property Line

125ft

125ft

Wood Fence

Fence
4ft

Zoning From: R-11 (B)
Zoning to: TDB with uses permitted in R-1 with 4 dwellings
CASE: Z-2020-10700 251a Lot E33 Ft of W 678, A/CB: A-9, Block: E 1/4

I, Andrea C. Carrillo, the property owner, I acknowledge that the 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 the City Council approval of the site plan in conjunction with rezoning case does not release me from adherence to any/all City adopted codes at the time of plan submission for building permits.