

AN ORDINANCE 2018-09-20-0758

**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 0.303 acres out of NCB 771 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) 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.

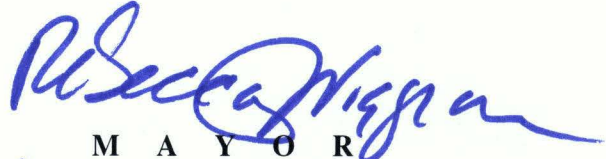
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

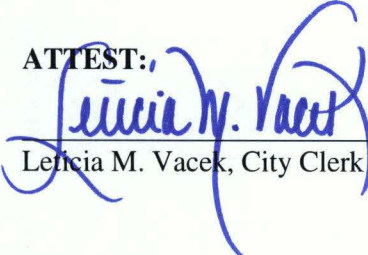
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


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 September 30, 2018.

PASSED AND APPROVED this 20th day of September 2018.


M A Y O R
6 Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: Z-1, Z-3, Z-4, Z-5, Z-8, Z-10, Z-13, Z-14, P-3, Z-15, P-4, Z-18, Z-20)						
Date:	09/20/2018						
Time:	02:07:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018275 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.303 acres out of NCB 771, located at 96 Lewis 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				x
William Cruz Shaw	District 2		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			x	
Clayton H. Perry	District 10		x				

SG/lj
09/20/2018
Item No. # Z-5

EXHIBIT “A”

Z2018275

METES AND BOUNDS

Being 0.303 acres of land, more or less, being a portion of Arbitrary Lot 4, Block 3, New City Block 771, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in the City of San Antonio Municipal Archives and Records, and being that same property conveyed in a Deed without Warranties recorded in Volume 7847, Page 270, Official Public Records of Bexar County, Texas, said 0.303 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of this 0.303 acres, same being on the northeast Right-of-Way line of Lewis Street and the South corner of the Allied Women's Center of San Antonio 0.201 acres (Volume 16197, Page 889), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.303 acres and said Allied Women's Center Tract, North 55 degrees 55 minutes 21 seconds East, a distance of 165.04 feet to a 1/2 inch iron rod found for the North corner of this 0.303 acres, same being the East corner of the Saul F., Narvaez tract (Volume 14051, Page 1863) and on the South boundary of the SA Howard Investors, LLC. 1.636 acres (Volume 18242, Page 1975);

THENCE along the line common to this 0.303 acres and said SA Howard 1.636 acres, South 69 degrees 35 minutes 50 seconds East, a distance of 7.35 feet to an "X" set on a concrete wall for the northeast corner of this 0.303 acres, same being the northwest corner of Lot 13, Howard Street Subdivision (Volume 9505, Page 1);

THENCE along the line common to this 0.303 acres and said Lot 13, South 33 degrees 33 minutes 46 seconds East (called South 30 degrees 54 min 30 seconds East), a distance of 111.54 feet (called 111.17 feet) to a 1/2 inch iron rod set for the upper southeast corner of this 0.303 acres, same being the North corner of Lot 12, Azteca Subdivision (Volume 5870, Page 134);

THENCE along the line common to this 0.303 acres and said Lot 12, South 54 degrees 55 minutes 46 seconds West, a distance of 41.44 feet to a 1/2 inch iron rod set for the lower southeast corner of this 0.303 acres, same being the East corner of the Lourdes H. Urdiales tract (Volume 4456, Page 1138);

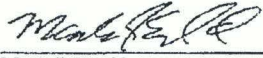
THENCE along the lines common to this 0.303 acres and said Urdiales tract the following courses and distances:

North 34 degrees 58 minutes 41 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod set for an interior corner of this 0.303 acres, same being the North corner of said Urdiales Tract;

South 54 degrees 57 minutes 21 seconds West, a distance of 125.00 feet to a 1/2 inch iron rod set for the southwest corner of this 0.303 acres, same being the West corner of said Urdiales Tract and on the northeast Right-of-Way line of said Lewis Street;

THENCE along the northeast Right-of-Way line of said Lewis Street, North 34 degrees 58 minutes 48 seconds West, a distance of 66.36 feet to the **POINT OF BEGINNING** and containing 0.303 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 herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

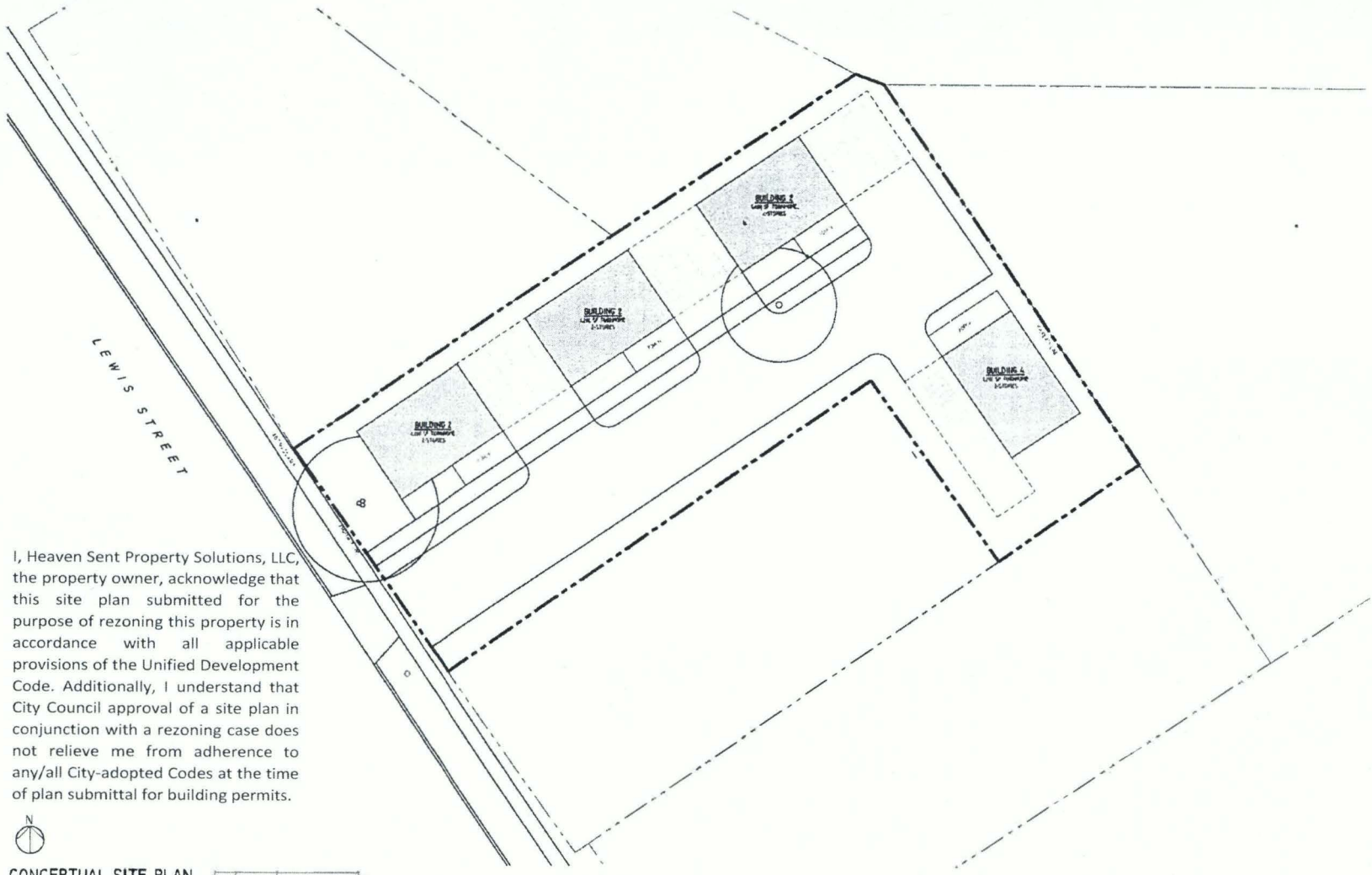

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 23, 2018.



SG/lj
09/20/2018
Item No. # Z-5

EXHIBIT “B”

72018275



LEWIS STREET

I, Heaven Sent Property Solutions, LLC, 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.



CONCEPTUAL SITE PLAN 0 5 15 35'



CONCEPTUAL SITE PLAN
96 LEWIS STREET
SAN ANTONIO, TEXAS 78216

Exhibit "B"

EX-2