

AN ORDINANCE 2015-05-07-0390

**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 12, Block 3, NCB 3122 from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 15 Dwelling Units an acre.

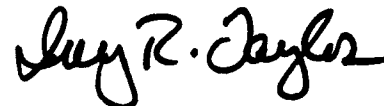
**SECTION 2.** The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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.

**SECTION 5.** This ordinance shall become effective May 17, 2015.

**PASSED AND APPROVED** this 7th day of May 2015.



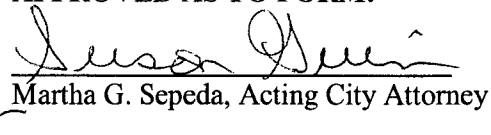
M A Y O R  
Ivy R. Taylor

ATTEST:



Leocia M. Vacek City Clerk

APPROVED AS TO FORM:

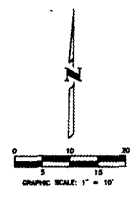
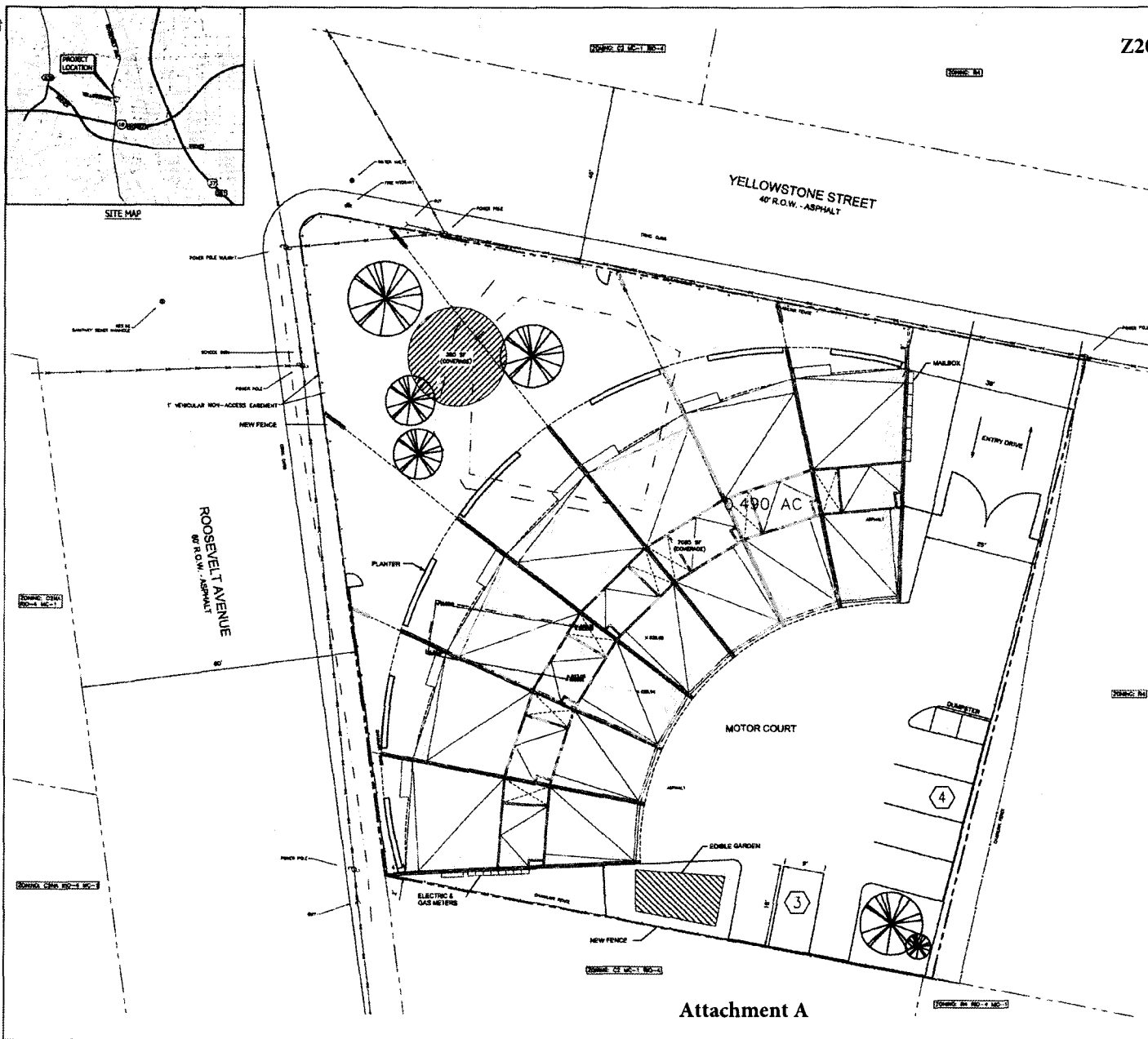


for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-11 ( in consent vote: Z-1, Z-2, Z-3, P-1, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-3, Z-14, Z-15, Z-20 )						
<b>Date:</b>	05/07/2015						
<b>Time:</b>	02:08:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015075 (District 5): An Ordinance amending the Zoning District Boundary from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122, located at 126 Yellow Stone, previously known as 602 Roosevelt. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

PLEASE RECYCLE

Z2015075



**LEGEND**

--- (dashed line)	BOUNDARY / RIGHT OF WAY LINE
--- (dotted line)	CONCRETE CURB
--- (dash-dot line)	CONCRETE / METAL LINE
--- (solid line)	PROPOSED BUILDING
--- (dashed line)	EXISTING CONTOUR

**SITE & BUILDING DATA**

LOT:	1
AREA:	0.490 AC
PROPOSED USE:	MULTI-FAMILY
PARKING AREA:	+/- 2014 SQUARE FEET (7 PARKING SPACES)
OTHER IMPROVEMENTS COVER:	+/- 2400 SQUARE FEET (WALKWAYS/MULCH/CONCRETE)

**LEGAL DESCRIPTION**

SEMI LOT 12, BLOCK 13, NEW CITY BLOCK 3122, LAJA SUBDIVISION IN THE CITY OF SAN ANTONIO, REFERRED TO VOLUME 8874, PAGE 172 OF THE 2014 PLAT RECORDS OF EQUAL COUNTY, BEXAR COUNTY, TEXAS.

**CURRENT ZONING:** R-1

**PROPOSED ZONING:** R-1

**IDZ ZONING STATEMENT**

MR. ROOSEVELT, LLC, THE DEVELOPER, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF BECOMING THE PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFORM DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IS CONSIDERED TO BE A REZONING CODE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

215.8612024  
WWW.BIGREDDOG.COM

**BIG RED DOG**  
ENGINEERING CONSULTING  
215.8612024  
3001 W. WYOMING AVE., SUITE 100  
SAN ANTONIO, TEXAS 78201

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING PURPOSES.  
PREPARED UNDER THE  
PROFESSIONAL SEAL AND  
ADDRESS OF THE  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED IN TEXAS

**ROOSEVELT TOWNHOMES**  
602 ROOSEVELT BLVD.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78210

**IDZ SITE PLAN**

CLIENT AND GENERAL USE:	
DESIGNED BY:	
ENGINEER:	
DATE:	
PROJECT:	
BLVD PROJECT NUMBER:	

**SHEET**  
**EXHIBIT**

Attachment A

CITY OF SAN ANTONIO