

AN ORDINANCE 2018-08-16-0639

**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 on 0.2831 acres out of NCB 2870, from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for four (4) Detached Townhomes.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

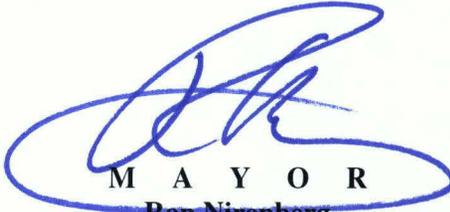
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

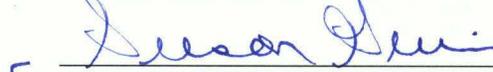
SECTION 6. This ordinance shall become effective August 26, 2018.

PASSED AND APPROVED this 16th day of August 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-1 (in consent vote: P-1, Z-1)						
Date:	08/16/2018						
Time:	02:06:58 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018154 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for five (5) Townhomes on 0.2831 acres out of NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommendation is forwarded as Denial, due to lack of a motion. (Associated Plan Amendment 18046) (Continued from August 2, 2018)						
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				x
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
08/16/2018
Item No. Z-1

EXHIBIT “A”

Z2018154

A TRACT OR PARCEL OF LAND CONTAINING 0.2831 ACRES, (12,334 SQUARE FEET), BEING LOT 5 AND A PORTION OF LOT 6, BLOCK 5, NEW CITY BLOCK 2870, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.2831 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GEORGE W. NEUBERT AND EVA NEUBERT BY INSTRUMENT RECORDED IN VOLUME 8579, PAGE 1379, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 5703, PAGE 339, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS).

BEGINNING at a capped (Precision Surveyors), iron rod set on the south right-of-way line of Valdez Place, (Right-of-Way Varies), for the north common corner of said Lot 5 and Lot 4, Block 5 of said New City Block 2870, same being the northeast corner of that certain tract of land as conveyed to Joe C. Berlanga, Et Al, by instrument recorded in Volume 3246, Page 1372, of the Deed Records of Bexar County, Texas, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

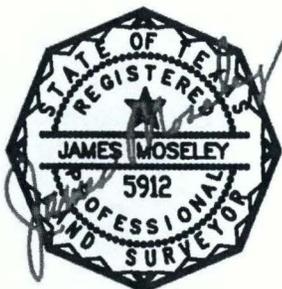
Thence, N 89°55'45" E, along the south right-of-way line of Valdez Place, same being the common line of said Lot 5, a distance of 100.00 feet to a capped (Precision Surveyors), iron rod set for the north common corner of said Lots 5 and 6, same being the northwest corner of that certain called 0.1382 acre tract of land as conveyed to State of Texas by instrument recorded in Volume 5703, Page 339, of the Deed Records of Bexar County, Texas, same being the northeast corner of the herein described tract;

Thence, S 00°22'36" W, along the common line of said 0.1382 Acre Tract, a distance of 94.64 feet to a capped (Precision Surveyors), iron rod set on the south line of said Lot 6 for the northeast corner of Lot 17, Subdivision of 6-6/10 Acres, of Lot No. Eight, (8), Range One, (1), District Three, (3), a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 47, of the Deed and Plat Records of Bexar County, Texas, same being the southwest corner of said 0.1382 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 89°46'30" W, along the north line of said 6-6/10 Acre Subdivision, same being the common line of said Lot 6, pass at a distance of 50.00 feet a ½" iron rod found for the north common corner of said Lot 17 and Lot 16, of said 6-6/10 Acre Subdivision, pass at distance of 60.20 feet a calculated point for the south common corner of said Lots 6 and 5, pass at a distance of 100.00 feet a ½" iron rod found for the north common corner of said Lot 16 and Lot 15, of said 6-6/10 Acre Subdivision, pass at a distance of 150.00 feet a ½" iron rod found for the north common corner of said Lot 15 and Lot 14, of said 6-6/10 Acre Subdivision, and continuing for a total distance of 160.20 feet to a capped (Precision Surveyors), iron rod set on the common line of said Lot 14 for the south common corner of said Lots 5 and 4, same being the southeast corner of said Berlanga Tract, same being the southwest corner of the herein described tract;

Thence, N 32°35'20" E, along the common line of said Lots 4 and 5, same being the common line of said Berlanga Tract, a distance of 112.92 feet, (Call 111.36 feet), to the POINT OF BEGINNING and containing 0.2831 acres or 12,334 square feet of land, more or less.

Exhibit "A"



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. SA2018-01100
February 2, 2018

Z2018154

Zoning Case No. Z2018154
PA Case No. 18046

Current Zoning: "R 6 AHOD" Residential Single-Family Airport Hazard Overlay District
Current Land Use: "Low Density Residential"

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District
for four (4) detached residential units

Proposed Land Use: "Low Density Mixed Use"

"I, Carlos Mendoza, 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."

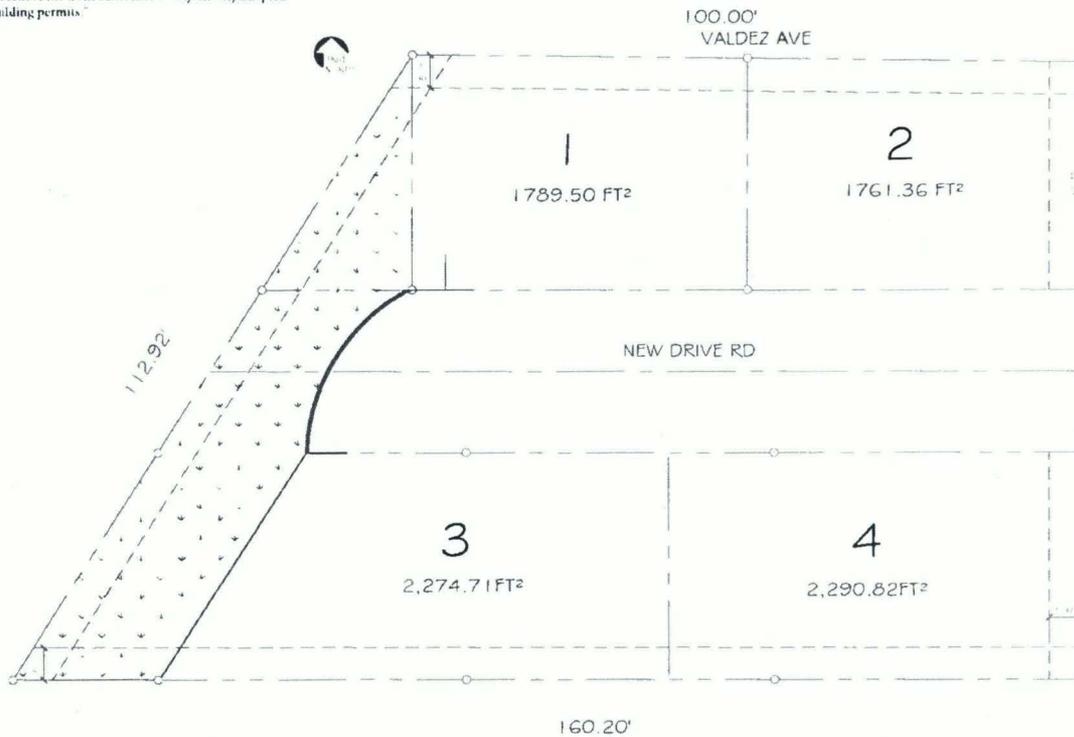
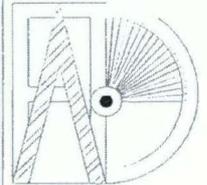


Exhibit "B"

1 SITE PLAN



ELIUD ALDABA
(956)258-8726
9616 LOS PADRES RD
MCALLEN, TX, 78504

PROJECT NAME:

VALDEZ PLACE

ADDRESS:
146 VALDEZ
AVENUE SAN
ANTONION, TEXAS
78212

COMMENTS:

DRAWN BY:
ELIUD A

AUTHORIZED BY:

DATE:
08/16/2018

SCALE:
1"=100'-0"

SHEET:
S1