

AN ORDINANCE 2018-10-04-0794

**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 0.088 acres out of NCB 1394 from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential 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.

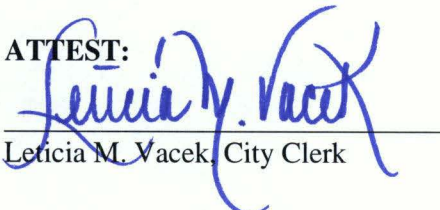
**SECTION 6.** This ordinance shall become effective October 14, 2018.

**PASSED AND APPROVED** this 4<sup>th</sup> day of October 2018.

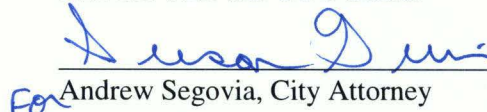


**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-5 ( in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-14, Z-15, Z-17 )</b>						
<b>Date:</b>	10/04/2018						
<b>Time:</b>	02:12:09 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018286 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on 0.088 acres out of NCB 1394, located at 202 South Monumental. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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				

# **EXHIBIT “A”**



Z2018286

**SouthCentral Surveyors of Texas**1514 S. Presa, San Antonio, Texas, 78210  
PH: 210.534.6700 Fax: 210.534.9673**FIELD NOTES FOR  
A 0.088 OF AN ACRE TRACT OF LAND**

April 18, 2006

Being 0.088 of an acre tract of land, (Tract A) out of Lot 1, New City Block 1394, City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

**COMMENCING:** at a ½" iron rod found, along the east right-of-way of S. Monumental, said iron rod being the southwest corner of lot 2, and bearing S 00°00'00" E, a distance of 99.29 feet from the intersection of S. Monumental and Montana, Thence N 00°00'00" E, passing at a distance of 49.26 feet the northwest corner of Lot 2 and being the south 1 foot of Lot 1 as described in volume 2520, page 1156, recorded in Deed Records of Bexar County, Texas, continuing an overall distance of 50.26 feet to a ½" iron rod set, for the **POINT OF BEGINNING** and the Southwest corner of this tract;


**THENCE:** N 00°00'00" E, along the east right-of-way of S. Monumental, a distance of 49.00 feet to a ½" iron rod set on the south right-of-way line of Montana, for the Northwest corner of this tract;

**THENCE:** N 90°00'00" E, along the south right-of-way line of Montana, a distance of 78.00 feet to a ½" iron rod set, being the northwest corner of Tract B described by Metes and Bounds prepared of even date, for the Northeast corner of this tract;

**THENCE:** S 00°00'00" E, a distance of 49.00 feet to a ½" iron rod set, on the north line of the said south 1 foot of Lot 1, being the southwest corner of said Tract B, for the Southeast corner of this tract;

**THENCE:** N 90°00'00" W, a distance of 78.00 feet to the **POINT OF BEGINNING** and containing 0.088 of an acre of land, more or less, according to a survey made on the ground.

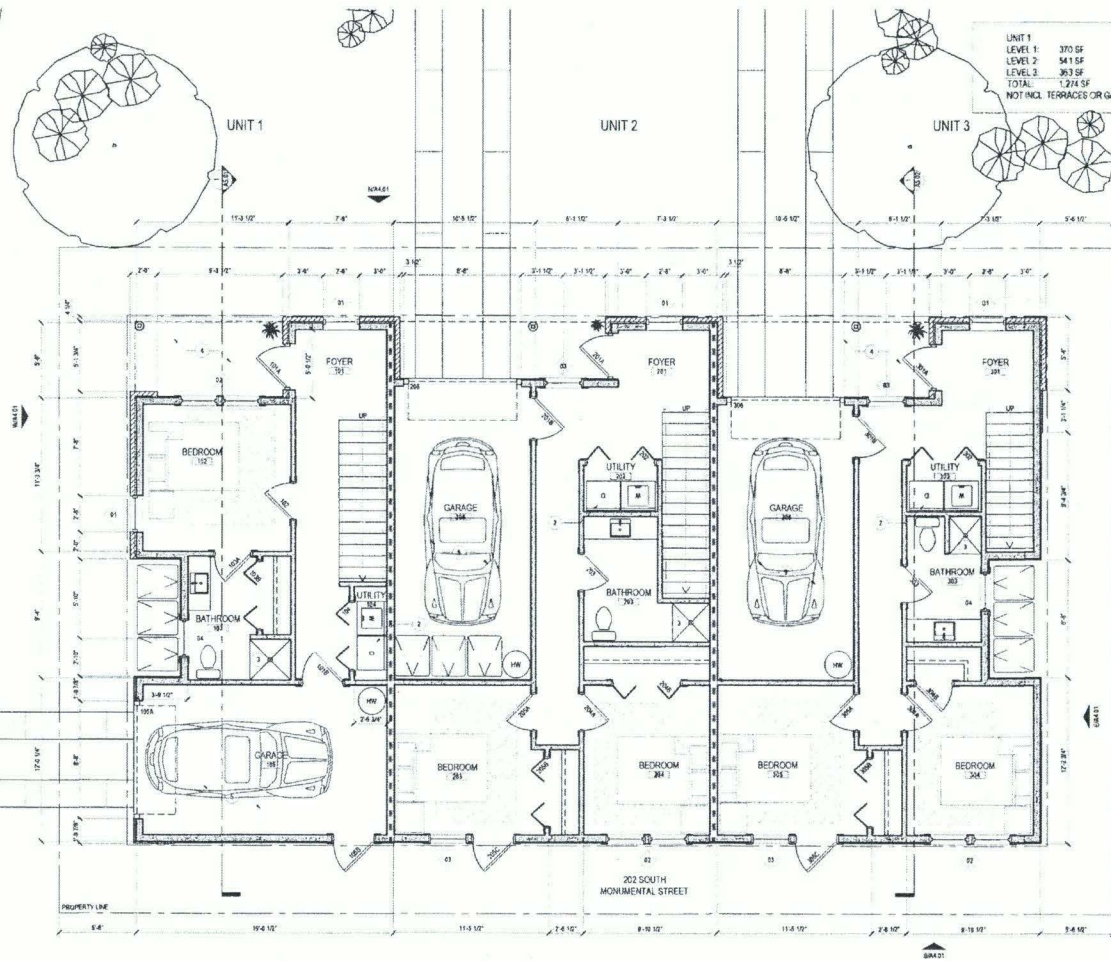
SouthCentral Surveyors of Texas

  
Péter A. Aguirre, R.P.L.S.  
Registration No. 5464  
Job # 6-0167-001A  
A drawing of even job number  
and date was also prepared.

**Exhibit "A"**

# **EXHIBIT “B”**

SOUTH MONUMENTAL STREET



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

Z2018286

#### GENERAL NOTES

- FIRST FLOOR: 18" PLATE HEIGHT LVL.
- FIRST FLOOR: 7" H/HEAVY HEIGHT LVL.
- ENCLOSURE/REINFORCED CONCRETE WALLS SHALL HAVE MINIMUM 1" SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR HEIGHT OF 30" FINISHED. SEE HEIGHT SHALL BE MAXIMUM 14" ABOVE FINISH FLOOR.
- WORKING FOR CLOSURE/VENTILATION AT ENCLOSED ATTIC.
- ELECTRICAL CONTRACTOR TO LOCATE 100 AMP OUTLET WITHIN 20' OF AC COMPRESSOR.
- SMOKE ALARMS AT 4' ON CEILING AND SPINNING.
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 18" ABOVE FINISH FLOOR.
- SMOKE ALARMS SHALL BE WIRING ARMED IN SERIES WITH BATTERY BACKUP POWER AS PER I.E.C. SEC. 9137.
- PROVIDE INDIVIDUAL CHILL, STAIRS AND STOPS WITH AT LEAST 7 BARS PER I.E.C. SEC. 9315.
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FITTINGS.
- EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE LOCATED NO HIGHER THAN 48" AFF.
- EACH ELECTRICAL OUTLET FOR OTHER RECEPTACLE SHALL BE AT LEAST 18" AFF.
- EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE.

#### KEYNOTES

- LEAK HOOD ABOVE STOVE TO MEET CODE.
- VENT DRYER THROUGH BACK WALL FROM VENT CAP.
- TRUS BRACKEN.
- SLOPE PORCH AWAY FROM THRESHOLD NOT TO EXCEED 1/4" PER 1" RUN.
- TWO LAYERS OF 2000 LB BASE OF GARAGE WALLS AND CEILING TO MEET CODE.
- THIS WINDOW SHALL BE 2" ABOVE LANDSCAPE HEIGHT.

#### WALL LEGEND

- EXTERIOR WALL WITH BRICK VENEER
- EXTERIOR WALL PREFER TO ELEVATIONS
- INTERIOR PARTITION WALL
- 2 HOUR FIRE RATED PARTITION WALL OR LBS

I, Group Aura Imaginarie 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

1718  
ARCHITECTURE

DATE: 01 July 2018  
PROJECT: 1718 ARCHITECTURE, LLC  
1718 NORTH MONUMENTAL STREET  
SAN ANTONIO, TEXAS 78203  
PHONE: (210) 221-1111  
WWW: 1718ARCHITECTURE.COM

THIS PLAN AND THE LEGEND CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC. NO PART OF THIS PLAN OR LEGEND SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF 1718 ARCHITECTURE, LLC. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION.

PROJECT: 1718

Tower  
View  
Townhomes

202 South Monumental Street,  
San Antonio, TX 78203

OWNER:

Gerardo  
Iluarte

701 Montana Street  
San Antonio, TX 78203

PROJECT NUMBER:

1718 TowerView

DATE: 01 July 2018

REVISIONS:

NO. DATE DESCRIPTION BY ISSUE

REVISIONS:

NO. DATE DESCRIPTION BY ISSUE

REVISIONS:

NO. DATE DESCRIPTION BY ISSUE

REVISIONS:

NO. DATE DESCRIPTION BY ISSUE

Exhibit "B"

DATE: 01 July 2018

PROJECT NUMBER:

1718 TowerView

DATE: 01 July 2018

PROJECT NUMBER:

1718 TowerView

A2.01