

AN ORDINANCE 2019-01-17-0072

**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 0.022 acres out of NCB 3000 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District.

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

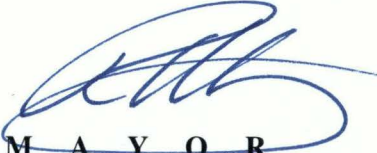
**SECTION 3.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.


**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.

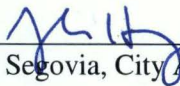
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective January 27, 2019.

**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Andrew Segovia, City Attorney  
For

<b>Agenda Item:</b>	Z-27 ( in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51 )						
<b>Date:</b>	01/17/2019						
<b>Time:</b>	02:22:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2018-900012 (Council District 3): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 0.022 acres out of NCB 3000, located at 135 Palo Blanco. 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	
Art A. Hall	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  
01/17/2019  
Item No. Z-27

# **EXHIBIT “A”**

STATE OF TEXAS

COUNTY OF BEXAR

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**FIELDNOTE DESCRIPTION** of 0.022 acres of land situated in NCB 3000 in San Antonio, Bexar County, Texas. Said 0.022 acres of land being all of that certain tract of land called to contain 0.022 of an acre of land in a deed recorded June 22, 2001 to Mary Esther Valdez of record in Vol. 8936 Pg. 665, Deed Records of Bexar County, Texas (DR) and being out of and a part of Lots 50, 51 and 52, Block 4, NCB 3000, Mission Field Addition, Second Filing (unrecorded plat) Said 0.022 of an acre of land was surveyed by **BCE, LLC.** on 21 Jan. 2018 and is more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., a 120 foot wide right of way, with the southerly line of a 16 foot wide alley and being the northeast corner of said Lot 50, same also being the northeast corner of that certain tract of land called to contain 1.211 acres of land in a deed to Kroschel Properties, LLC, recorded Oct. 23, 2015 and in Doc. No. 20150205397, Official Public Records of Bexar County, Texas (OPR) and from which a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., 120 foot wide right of way, with the northerly line of said 16 foot wide alley, bears North 15°02'36" East a distance of 16.16 feet;

**THENCE** with the southerly line of said alley, same being the northerly line of said Lot 50 and said 1.211 acre tract of land, South 77°58'40" West for a distance of 386.88 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set at the northwest corner of said 1.211 acre tract of land and being the most northerly corner of and **POINT OF BEGINNING** of said 0.022 of an acre Valdez tract of land and this tract of land;

**THENCE** crossing said Lots 50, 51 and 52 with the common line between said 1.211 acre tract of and said 0.022 of an acre Valdez tract of land and being the easterly line of this tract of land, South 00°58'29" East for a distance of 131.66 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set in the southerly line of said Lot 52 at the southwest corner of said 1.1211 acre tract of land, same being the southeast corner of said 0.022 of an acre Valdez tract of land and this tract of land;

**THENCE** with the southerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, South 78°12'10" West for a distance of 15.00 feet to a point for the southwest corner of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land;

**THENCE** with the westerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, North 05°16'40" East for a distance of 135.28 feet to the **POINT OF BEGINNING.**

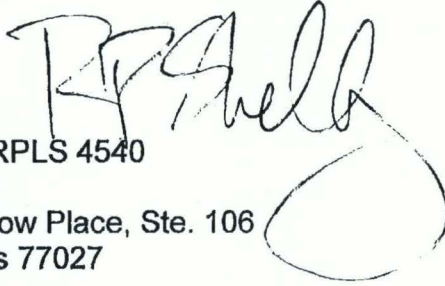
Exhibit "A"

0.022 acres  
21 Jan. 2018  
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**NOTE** – Bearings called out herein are assumed. The Survey Control Line is the easterly lines of said Lots 50, 51 and 52.

**NOTE** – There is a map of survey this day drafted to accompany this metes and bounds description.

Surveyed by:



R. P. Shelley, RPLS 4540  
**BCE, LLC.**  
4515 Briar Hollow Place, Ste. 106  
Houston, Texas 77027  
713 960 3255



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# **EXHIBIT “B”**

I, Mary Esther Valdez, 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 Cityadopted Codes at the time of plan submittal for building permits.

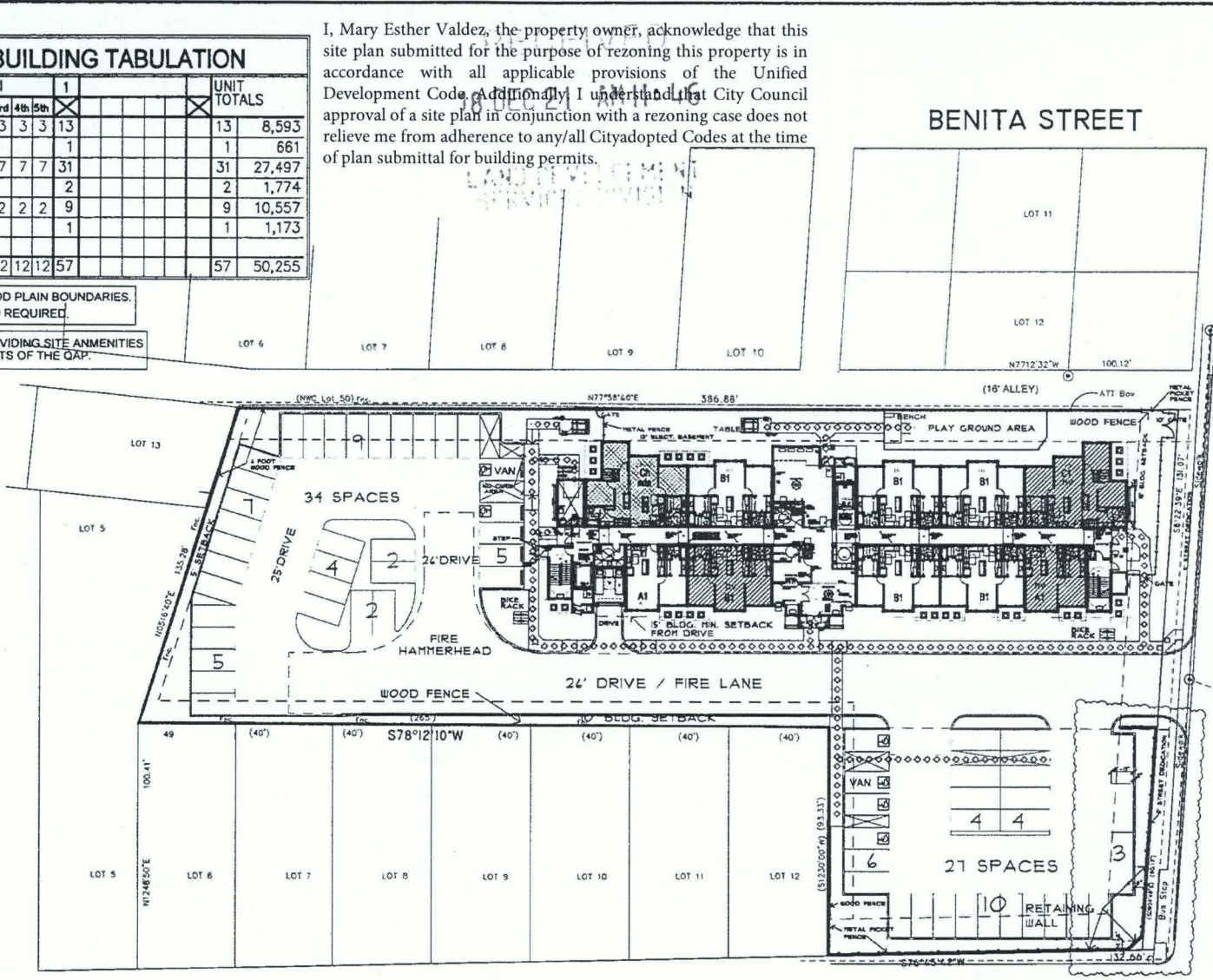
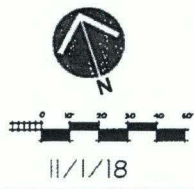
UNIT AND BUILDING TABULATION											
UNIT TYPES	NET AREA	BLDG. I					UNIT TOTALS				
		1st	2nd	3rd	4th	5th					
UNIT A1	661	1	3	3	3	3	13				
UNIT A1h	661	1					1				661
UNIT B1	887	4	6	7	7	7	31				27,497
UNIT B1h	887	2					2				1,774
UNIT C1	1,173	1	2	2	2	2	9				10,557
UNIT C1h	1,173	1					1				1,173
<b>TOTALS</b>		<b>10</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>57</b>				<b>50,255</b>

THIS PROPERTY HAS NO FLOOD PLAIN BOUNDARIES. NO ON SITE DETENTION POND REQUIRED.

THE OWNER COMMITS TO PROVIDING SITE AMENITIES TO SATISFY THE REQUIREMENTS OF THE OAP.

PARKING TABULATION	
50 - OPEN SPACES	
4 - HC SPACES	
2 - VAN SPACES	
4 - COMPACT SPACES	
<b>60 - TOTAL SPACES</b>	
- LOS3 SPACES / UNIT	
CITY PARKING REQUIREMENT	
10 SPACES PER UNIT IN IDZ ZONING	
51 - 10 = 51 SPACES	

- LEGEND**
- EASEMENT PATH OF RECORD
  - UNIT NUMBER
  - UNIT TYPE
  - BUILDING NUMBER
  - ADAPTABLE HC PARKING SPACES (STREET HC BAY OR DRIVE BAY. ALL DR. BAYS SHALL BE ADA COMPL. OR STRIPED. NO ADA BAYS ON STREET.)
  - ACCESSIBLE PARKING (CAR)
  - ACCESSIBLE VAN PARKING
  - FIRE HYDRANT
  - FIRE BUILDING SPRINKLER
  - FIRE DEPT. CONNECTION
  - FIRE WASTE STATION
  - FULLY ACCESSIBLE UNITS (WHEELCHAIR/STROLLER PLATFORM)
  - HEARING & VISION IMPAIRED UNITS



**ARCHITECTURAL SITE PLAN**  
57 UNITS IN A 5 STORY BUILDING  
1.487 ACRE SITE

**PALO BLANCO ST**  
(30' ROW)

**1507 ROOSEVELT AVE.**

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION AND GNB RESERVES THE RIGHT TO MODIFY THE DESIGN WITHOUT NOTICE

1630 LOCKHILL SELMA  
San Antonio, Texas 78213  
GND 692-033 • Fax 692-692-2978

**VILLAGE AT ROOSEVELT**

SAN ANTONIO, TEXAS

**ISSUE:**

NO.	DATE	DESCRIPTION
1	8/22/2018	ISSUE FOR PERMITTING

DISTRICT: AUGUST 22, 2018  
DRAWN BY: GND FILE  
PROJECT NO.: 380-330  
ARCHITECTURAL SITE PLAN  
SHEET NUMBER: AS-1