

ORDINANCE 2020-08-06-0483

**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 0.4730 acres out of NCB 771 from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) 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.

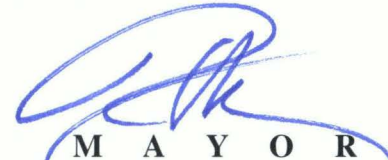
**SECTION 3.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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 August 16, 2020.


**PASSED AND APPROVED** this 6<sup>th</sup> day of August, 2020.

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

**ATTEST:**

  
\_\_\_\_\_  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council

August 06, 2020

**Item: Z-5**

**File Number: 20-4042**

**Enactment Number:**

**2020-08-06-0483**

ZONING CASE Z-2020-10700086 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on 0.4730 acres out of NCB 771, generally located at 96 Lewis Street and 100 Lewis Street. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha García, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
08/06/2020  
Item No. Z-5

# Exhibit “A”



**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  
February 21, 2020

Exhibit "A"

## METES AND BOUNDS

Being 0.170 acres of land, more or less, consisting of Lot A-2 all of Lots 1 and 2, Block 3, New City Block 771, Edwards and La Costa Addition, situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being that same tract of land described in Deed Recorded in Volume 14051, Page 1863, Deed records of Bexar County, Texas, **SAVE AND EXCEPT** that tract of land Recorded in Volume 229, Page 140, Deed records of Bexar County, Texas, said 0.170 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of this 0.170 acres, same being on the East Right-of-Way line of Lewis St., and the southwest corner of S.A. Howard Investors LLC., 1.6380 acres (Volume 18242, Page 1975) of said subdivision, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.170 acres and said S.A. Howard Investors LLC., South 64 degrees 24 minutes 02 seconds East, a distance of 171.14 feet (called 171.36 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.170 acres, same being the northwest corner of the Howard 22 LLC, 0.490 acres (Volume 18551, Page 1580) and the northeast corner of the Ed Real Estate Ventures LLC, 0.3030 acres (Document NO. 20180211495);


**THENCE** along the line common to this 0.170 acres and the Ed Real Estate Ventures LLC, 0.3030 acres, South 55 degrees 52 minutes 33 seconds West, at a distance of 41.23 feet pass a 1/2 inch iron rod found, and continuing for a total distance of 70.15 feet to a point for the southwest corner of this 0.170 acres, same being the southeast corner of the Allied Women's Center Of San Antonio 0.2010 acres (Volume 16197, Page 889);

**THENCE** along the line common to this 0.170 acres and the Allied Women's Center Of San Antonio 0.2010 acres, North 54 degrees 45 minutes 53 seconds West a distance of 129.32 feet (called 129.62 feet) to a 1/2 inch iron rod found for the northwest corner for this 0.170 acre, same being the northeast corner of the Allied Women's Center Of San Antonio, and on the East Right-of-Way of Lewis St;

**THENCE** along the East Right-of-Way of Lewis St., North 56 degrees 38 minutes 16 seconds East, a distance of 13.71 feet (called 14.85 feet) to a 1/2 iron rod found for the lower northeast corner for this 0.170 acres;

**THENCE** continuing along the said Right-of-Way, North 03 degrees 37 minutes 25 seconds West, a distance of 31.01 feet (called 34.35 feet) to the **POINT OF BEGINNING**, and containing 0.170 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.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
February 21, 2020



SG  
08/06/2020  
Item No. Z-5

# **Exhibit “B”**



# Zoning Case #: Z2020-10700086

"I, Mitra Ventures, 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."

A rezoning to IDZ-1 AHOD with uses permitted for 8 units

UNIMPLANTED  
ARBITRARY LOTS 9, 11, 13, 14, 15,  
AND PORTIONS OF 12 AND 10  
UNDER 1A HOWARD INDUSTRIES, LLC  
VOL. 18262, PG. 1975, D.P.R.

ADDED BUILDING CENTER  
OF LOTS 10, 11, 12, 13, 14, 15  
VOL. 18262, PG. 1975, D.P.R.

MARSHALL STREET  
150' R.O.W.

LEWIS STREET  
150' R.O.W.

Exhibit "B"

SCALE: 1" = 10'  
IDZ SITE PLAN



LOCATION MAP  
LOT 10 SCALE

PROPOSED DEVELOPMENT

RESIDENTIAL	LOT TOTAL - 16	TOTAL BUILT - 5,473 SQ. FT.
LOT 10 - 1,000 SQ. FT.		
LOT 11 - 1,000 SQ. FT.		
LOT 12 - 1,000 SQ. FT.		
LOT 13 - 1,000 SQ. FT.		
LOT 14 - 1,000 SQ. FT.		
LOT 15 - 1,000 SQ. FT.		
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LOT 99 - 1,000 SQ. FT.		
LOT 100 - 1,000 SQ. FT.		

LEGEND

[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GARDEN SEWER LINE
[Symbol]	EXISTING CONDUIT
[Symbol]	PROPOSED CONDUIT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING CLEAN-OUT
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED ELEVATION
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	OUTER ELEVATION
[Symbol]	EXISTING LOTTER ELEVATION
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED LIGHT-OUT CURB - 10' WIDE

LEWIS STREET TOWNHOMES  
LEWIS STREET  
SAN ANTONIO, TX  
IDZ SITE PLAN

THIS DOCUMENT ISSUED  
FOR REVIEW AND FOR  
REGULATORY APPROVAL  
PERMITTING OR  
CONSTRUCTION

REV. VILLAGOMEZ, P.E.  
LICENSE NO. 166199  
08.29.2020

JOB NO. 20-011  
DATE 09/15/2020  
DESIGNER [Signature]  
DRAWN [Signature]  
CHECK [Signature]

VILLAGOMEZ  
ENGINEERING  
COMPANY  
[Logo]  
TEXAS BOARD OF PROFESSIONAL ENGINEERS - P.E. REGISTRATION # 1598  
2408 E. 10th, SUITE 217-208  
SAN ANTONIO, TX 78210  
PHONE: 210-741-0818  
FAX: 210-741-0222



