

ORDINANCE 2021-06-03-0411

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 1, Block 2, NCB 992 from "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units.

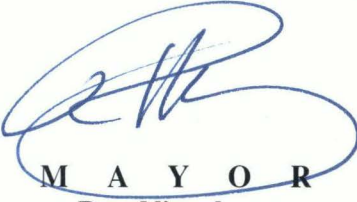
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 13, 2021.


PASSED AND APPROVED this 3rd day of June, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


fo Andrew Segovia, City Attorney



City of San Antonio

City Council

June 03, 2021

Item: Z-6

Enactment Number:

File Number: 21-3958

2021-06-03-0411

ZONING CASE Z-2021-10700081 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 2, NCB 992, located at 429 East Carson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600031)

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

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Sandoval, Pelaez, Courage and Perry

Absent: 2 Gonzales and Cabello Havrda

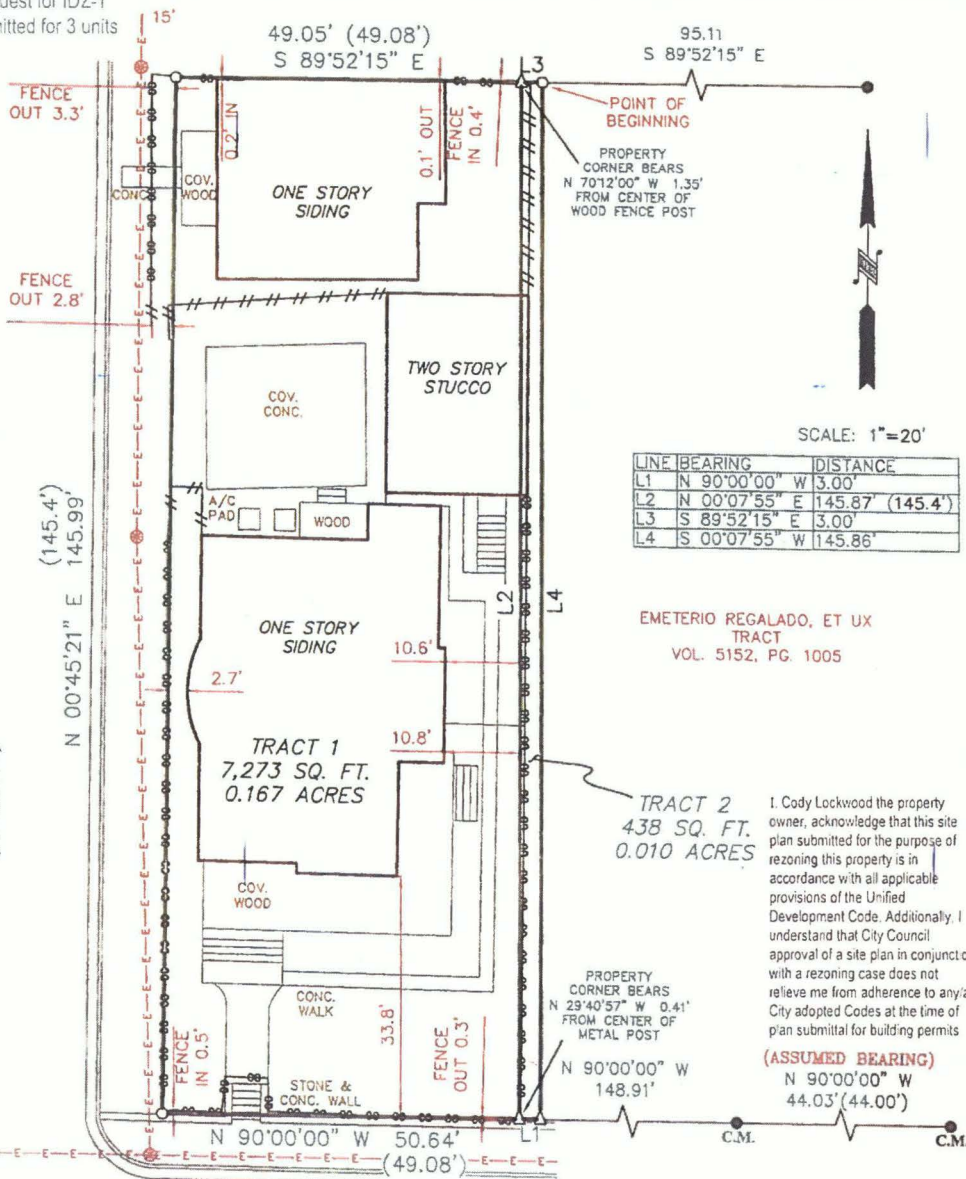
SG
06/03/2021
Item No. Z-6

Exhibit “A”

Z-2021-10700081

A rezoning request for IDZ-1
with uses permitted for 3 units

MUTH STREET
(50' R.O.W.)



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	3.00'
L2	N 00°07'55" E	145.87' (145.4')
L3	S 89°52'15" E	3.00'
L4	S 00°07'55" W	145.86'

EMETERIO REGALADO, ET UX
TRACT
VOL. 5152, PG. 1005

TRACT 2
438 SQ. FT.
0.010 ACRES

I, Cody Lockwood 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

(ASSUMED BEARING)
N 90°00'00" W
44.03' (44.00')

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.
NOTE:
PRIOR SURVEY (WESTAR JOB #96021) WAS USED FOR REFERENCE.

E. CARSON STREET
(50' R.O.W.)

Exhibit "A"

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0403 H, which is dated 05/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE Hazard Areas and Zones may be found at <https://mac.fema.gov/portal>.



Property Address:
429 E. CARSON ST.
Property Description:

TRACT 1: LOT 1, BLOCK 2, NEW CITY BLOCK 992,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
TRACT 2: Being 0.010 acres of land, more or less, out of Lot 2,
Block 2, New City Block 992, in the City of San Antonio, Bexar
County, Texas, said 0.010 acres being more particularly described by
metes and bounds attached hereto.

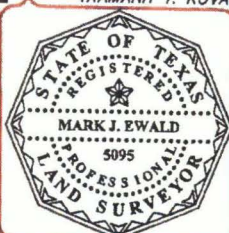
Owner:
TRAMANH T. KOVACEVIC AND MLADEN KOVACEVIC

FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78005
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = CALCULATED POINT
 - () = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = CHAIN LINK FENCE
 - = WOOD FENCE
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = ELECTRIC METER
 - = SET 1/2" IRON ROD



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095