

AN ORDINANCE 2014 - 10 - 16 - 0 80 6

**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 0.14 of an acre out of Lots 9 & 10, Block 23, NCB 1831 from "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District.

**SECTION 2.** A description of the property is attached as **Attachment "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 **Attachment "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.

SG/cia  
10/16/2014  
# Z-1

CASE NO. Z2014196

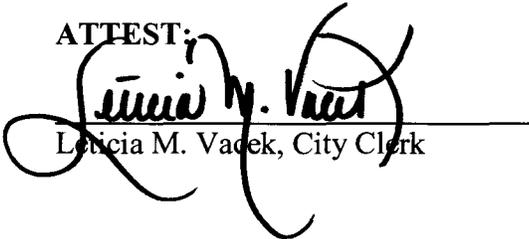
**SECTION 6.** This ordinance shall become effective October 26, 2014.

**PASSED AND APPROVED** this 16<sup>th</sup> day of October 2014.

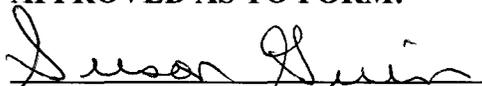


for **M A Y O R**  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vadek, City Clerk

**APPROVED AS TO FORM:**

  
Robert F. Greenblum, City Attorney  
for

<b>Agenda Item:</b>	<b>Z-1 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-9, Z-10, Z-11, Z-13 )</b>						
<b>Date:</b>	10/16/2014						
<b>Time:</b>	02:06:31 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2014196 (District 1): An Ordinance amending the Zoning District Boundary from "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District on 0.14 of an acre out of Lots 9 & 10, Block 23, NCB 1831 located on a portion of 2919 North Flores Street. 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>
Ivy R. Taylor	Mayor	x					
Diego Bernal	District 1		x				
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

**MARTINEZ  
SURVEYING AND MAPPING Co.  
8546 Broadway, Suite 225  
San Antonio, Texas 78217  
(210) 829-4244**

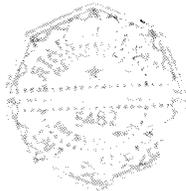
STATE OF TEXAS  
COUNTY OF BEXAR

0.14 ACRE TRACT  
6,250 SQ. FT.

All that certain tract or parcel of land containing 0.14 acres (6,250 sq. ft.) in City of San Antonio, Bexar County, Texas, being the North 62.5 feet of Lots 9 & 10, Block 23, New City Block 1831, of the Laurel Heights Addition, according to map or plat thereof recorded in Volume 105, Page 21, Deed and Plat Records of Bexar County, Texas.

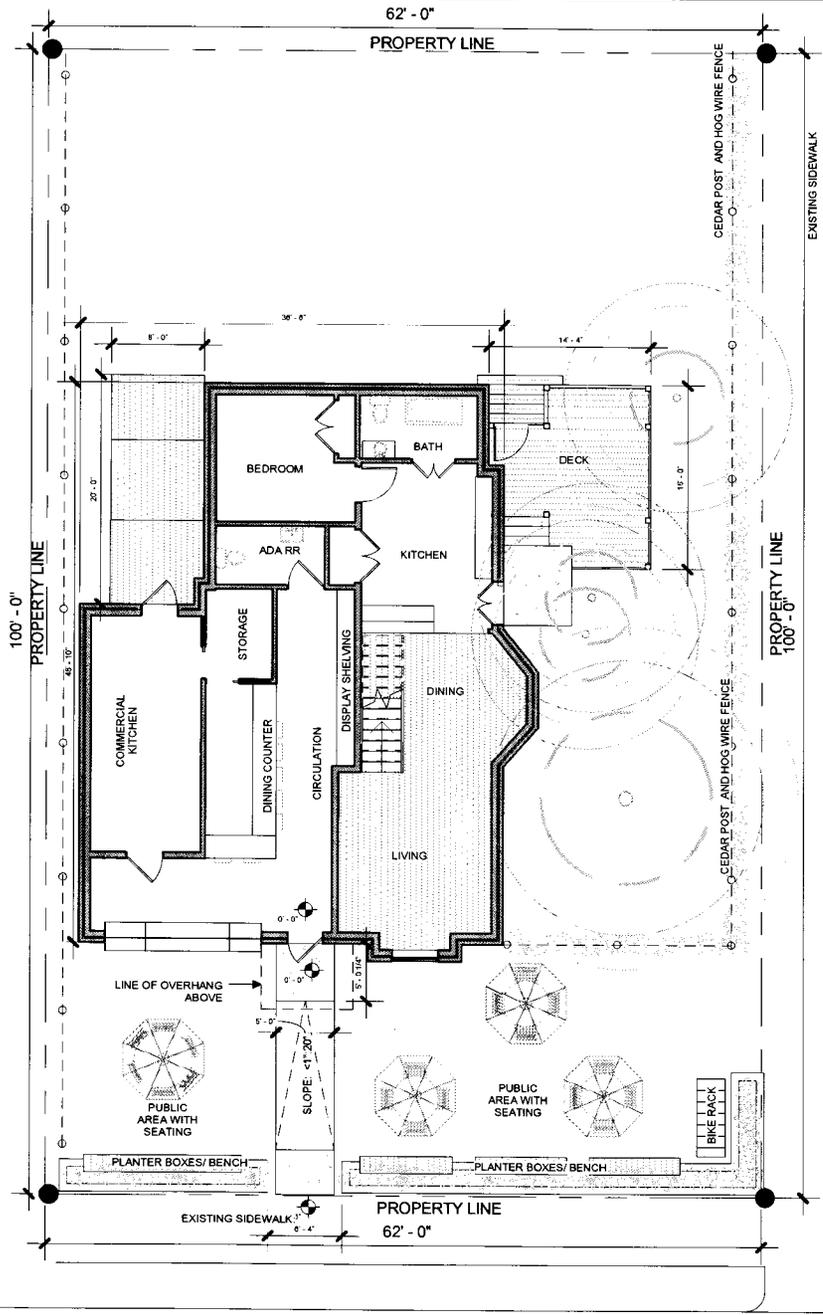
- BEGINNING: at a 1/2" iron pin set with cap at the intersection of the West right of way line of N. Flores St. with the South right of ay line of W Magnolia Ave., at the Northeast corner of said Lot 10, for the Northeast corner of this herein described tract;
- THENCE: South, 62.50 feet along with the West right of way line of said N. Flores St. to a 1/2" iron pin set with cap, at the Northeast corner of Robert N. Tumlinson Jr. & Mary J. Tumlinson tract, known as the South 62.5 feet of Lots 8, 9, & 10, of record in Volume 6035, Page 836, Deed Records of Bexar County, Texas, for the Southeast corner of this herein described tract;
- THENCE: West, 100.00 feet across Lot s 9 & 10 along with the North line of said Tumlinson tract to a 1/2" iron pin set with cap, for the Southwest corner of this herein described tract;
- THENCE: North, 62.50 feet along with the common line between said Lot 8 & 9 to a 1/2" iron pin set with cap on the South right of way line of said W. Magnolia Ave., for the Northwest corner of this herein described tract;
- THENCE: East, 100.00 feet along with the South right of way line of W. Magnolia Ave. to the POINT OF BEGINNING.

Bearings Basis – North– from the West line of said N. Flores St. as scaled from recorded plat.



*Reynaldo Martinez Jr.*

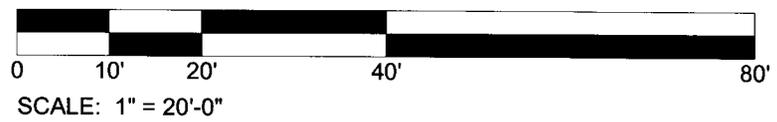
REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
TBPLS Firm # 101822-00  
W. O. # 14-7-11  
August 4, 2014  
(SEE ATTACHED SURVEY PLAT)



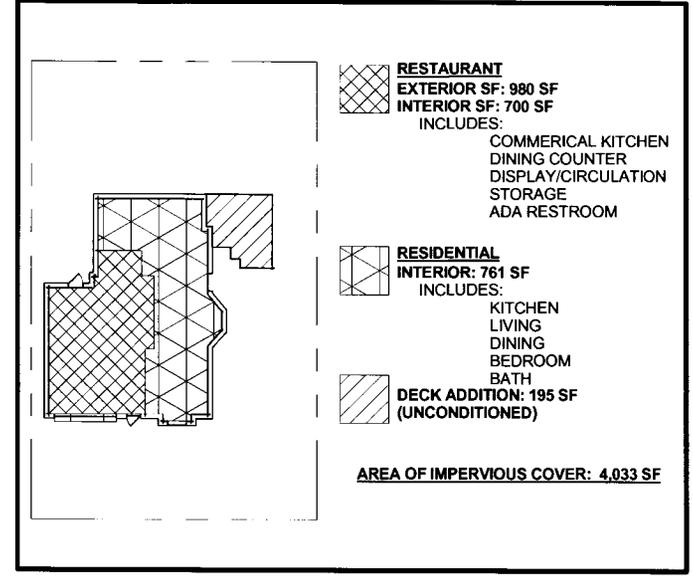
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**SITE PLAN -**  
SCALE : 1/16" = 1'-0"

N. FLORES STREET  
(ON STREET PARKING)



Z2014196  
**AREA CALCULATIONS**



ADDRESS: 2919 N. FLORES ST.  
SAN ANTONIO, TX 78212  
ACREAGE: 0.14 ACRES  
LEGAL DESCRIPTION: Lot: N 62.5 ft of 9 & 10, Block 23, NCB 1831  
CURRENT ZONING: RM-4 NCD-2 AHOD  
REQUESTED ZONING: IDZ NCD-2 AHOD with uses permitted in "C-1" and "RM-4"

I, PAUL SARTORY AND PEGGY HOWE, 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 MY ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DESCRIPTION: REZONING APPLICATION

**DWG 1**

PAUL SARTORY + PEGGY HOWE  
2919 N. FLORES ST  
SAN ANTONIO, TX 78212

DATE: 08/27/14

DATE: