

AN ORDINANCE **2011-04-21-0336**

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.

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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 0.204 of an acre out of Lots 3 and 4, Block 5, NCB 2569 from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "R-4" Residential Single Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family 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.

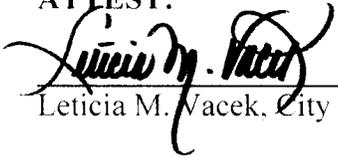
SECTION 6. This ordinance shall become effective May 1, 2011.

PASSED AND APPROVED this 21st day of April 2011.



M A Y O R
Julián Castro

ATTEST:



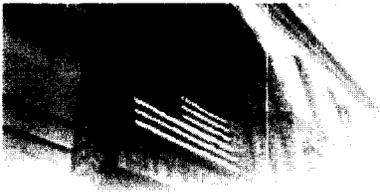
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



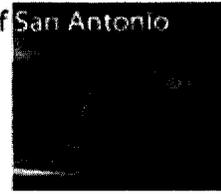
Michael D. Bernard, City Attorney

For



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-4

Name:	Z-1, P-2, Z-3, Z-4, Z-5, Z-7, Z-8						
Date:	04/21/2011						
Time:	02:25:35 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011073 (District 5): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "R-4" Residential Single Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 0.204 of an acre out of Lots 3 and 4, Block 5, NCB 2569 located at 250 East Cevallos. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
John G. Clamp	District 10		x				

23011073

METES AND BOUNDS DESCRIPTION

October 18, 2005

BEING a 0.204 acre tract of land consisting of Lots 3 and 4, Block 5, New City Block 2569, in the City of San Antonio, Texas, said 0.204 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set in the southeasterly Right-of-Way (R.O.W.) line of East Cevallos St. for the most easterly corner of the herein described tract;

THENCE, South 21°40'33" West, 178.00 feet along the easterly line of said Lots 4 and 3 to a ½" iron rod set in the northerly R.O.W. line of Clay St. for the most southerly corner of the herein described tract;

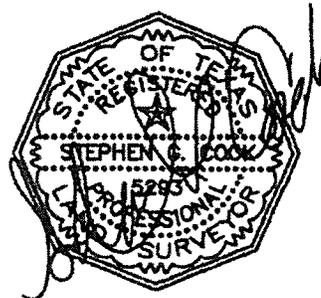
THENCE, North 67°45'39" West, 50.00 feet along the northerly R.O.W. line of said Clay St. to a ½" iron rod set for the most westerly corner of said Lot 3 and the most westerly corner of the herein described tract;

THENCE, North 21°40'33" East, 178.00 feet along the westerly line of said Lots 3 and 4 to a ½" iron rod set in the southerly R.O.W. line of said East Cevallos St. for the most northerly corner of said Lot 4 and the most northerly corner of the herein described tract;

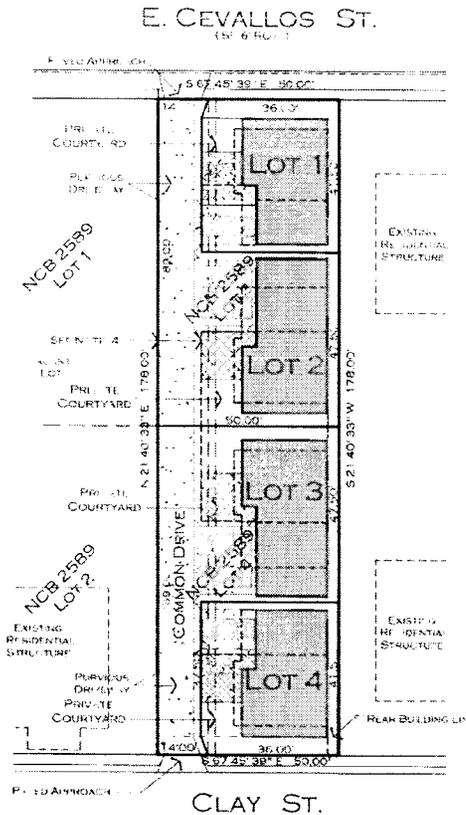
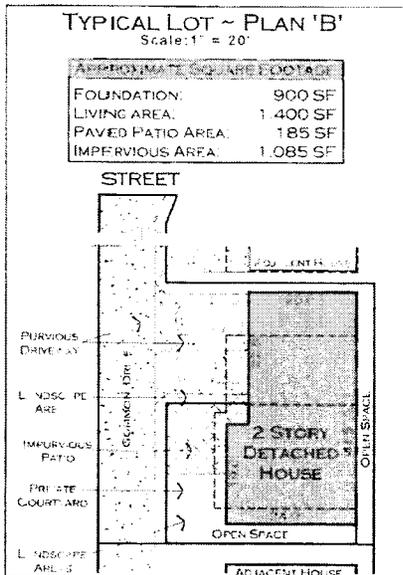
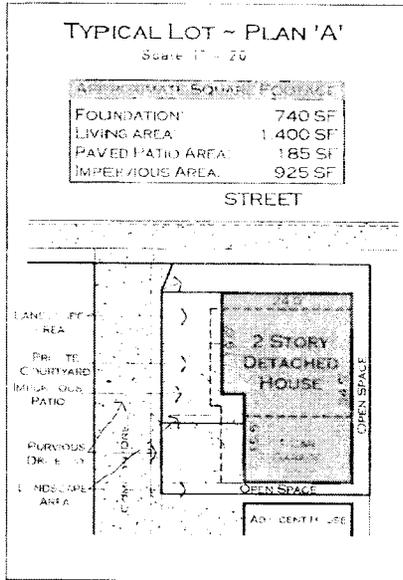
THENCE, South 67°45'39" East, 50.00 feet along the southerly R.O.W. line of said East Cevallos St. to the POINT OF BEGINNING.

Stephen G. Cook
Registered Professional Land Surveyor
No. 5293

SGCE #999-999-970



Attachment A



2201-0000

250 E. CEVALLOS
A PROPOSED RESIDENTIAL COMMUNITY
SITE PLAN

FEBRUARY 10, 2011

SITE DATA	
TOTAL LAND AREA	8,900 SF/0.204 AC.
TOTAL PROPOSED LOTS	4
UNITS/ACRE	20.0
MINIMUM LOT SIZE	1,500 SF
PROPOSED PAVED AREA	750 SF
TOTAL PERVIOUS AREA	4,880 SF
TOTAL IMPERVIOUS AREA	4,020 SF

LEGAL DESCRIPTION:
0.204 ACRES BEING
LOT 3 & 4, BLOCK 5
NCB 2569,
SAN ANTONIO, TEXAS

CURRENT ZONING:
"IDZ" INFILL DEVELOPMENT ZONE
WITH "R-4" SINGLE FAMILY AND "NC"
NEIGHBORHOOD COMMERCIAL.

PROPOSED ZONING:
"IDZ" INFILL DEVELOPMENT ZONE
WITH "MF 33"

GENERAL NOTES:

1. CLAY STREET IS DESIGNATED AS THE REAR PROPERTY LINE FOR PURPOSE OF ESTABLISHING THE REQUIRED 5 FOOT REAR SETBACK REQUIRED IN "IDZ". NO OTHER SETBACK LINES ARE REQUIRED IN "IDZ".
2. ALL ON-SITE DRIVEWAYS TO BE CONSTRUCTED OF PERVIOUS MATERIALS
3. THE SOUTH LOT LINE OF LOT 1 AND THE NORTH LOT LINE OF LOT 2 SHALL BE ZERO LOT LINE
4. A PERMANENT VARIABLE WIDTH EGRESS & INGRESS EASEMENT AND UTILITY EASEMENT SHALL BE ESTABLISHED BY PLAT FOR THE COMMON USE OF LOTS 1-4
5. "IDZ" WAIVES PARKING REQUIREMENTS

I, FRANK RIESENECKER, OWNER OF THE PROPERTY, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFED DEVELOPMENT CODE. ADDITIONALLY, OWNER UNDERSTANDS THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE OWNER FROM ADHERENCE TO ANY AND ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DEVELOPER

