SG/cla
03/05/2015
#Z-1

CASE NO. Z2015058

AN ORDINANCE 2015-03-05-0162

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 0.064 acres out of Lot 18, NCB 3082 from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Residential Single-Family Uses.

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 March 15, 2015.

PASSED AND APPROVED this 5th day of March, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-1 (in consent vote: Z-1, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, Z-16, Z-18)**
Date:	03/05/2015
Time:	02:36:01 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015058 (District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Residential Single Family Uses on 0.064 acres out of Lot 18, NCB 3082 located at 201 Hickman Street. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		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			x	
Michael Gallagher	District 10		x				x

Dye Enterprises

Z2015058

Engineers • Surveyors • Planners
Texas Registered Firm F-2257

D. Scott Dye, P.E., R.P.L.S.

0.0640 OF AN ACRE TRACT OF LAND
201 HICKMAN ST.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.0640 of an acre tract of land known as The East One-Half of Lot 18, New City Block (N.C.B.) 3082, City of San Antonio, Bexar County, Texas as shown on the subdivision plat recorded in Volume 105, Page 104 of the Deed and Plat Records of Bexar County, Texas, and being the same tract of land conveyed to Karina Roman by Warranty Deed recorded in Volume 15058, Page 2224 of the Official Public Records of Bexar County, Texas; said 0.0640 of an acre tract of land being more particularly described by metes and bounds as follows with the bearings based upon the assumption that Hickman St. right-of-way is running east and west:

BEGINNING: at a ½" steel rebar found in the west right-of-way line of the Missouri Pacific Railroad for the northeast corner of said Lot 18 and the southeast corner of Lot 17 as shown on said subdivision plat;

THENCE: South 05°41'54" West, with the common line of said Lot 18 and said railroad right-of-way line, a distance of 43.52 feet (43.7 feet per plat) to a point in the north right-of-way line of Hickman St. (39 feet wide) for the southeast corner of said Lot 18;

THENCE: West, with the common line of said Lot 18 and said Hickman St. right-of-way, a distance of 64.98 feet (66.0 feet per record) to a point for the southwest corner of the herein described tract;

THENCE: North 07°22'10" East, upon, over and across said Lot 18, a distance of 43.66 feet to a ½" steel rebar found in the common line of said Lots 17 and 18;

THENCE: East, with said common line of Lots 17 and 18, a distance of 63.70 feet (64.0 feet per record), to the **POINT OF BEGINNING** and containing 0.0640 of an acre (2,786 square feet) of land. This description is for zoning purposes only and is based upon a survey by Dye Enterprises on June 16, 2014. It was written based upon the recorded deeds and plats referenced herein.

D. Scott Dye, R.P.L.S. #5315
Job # 140053.00
Date: November 19, 2014

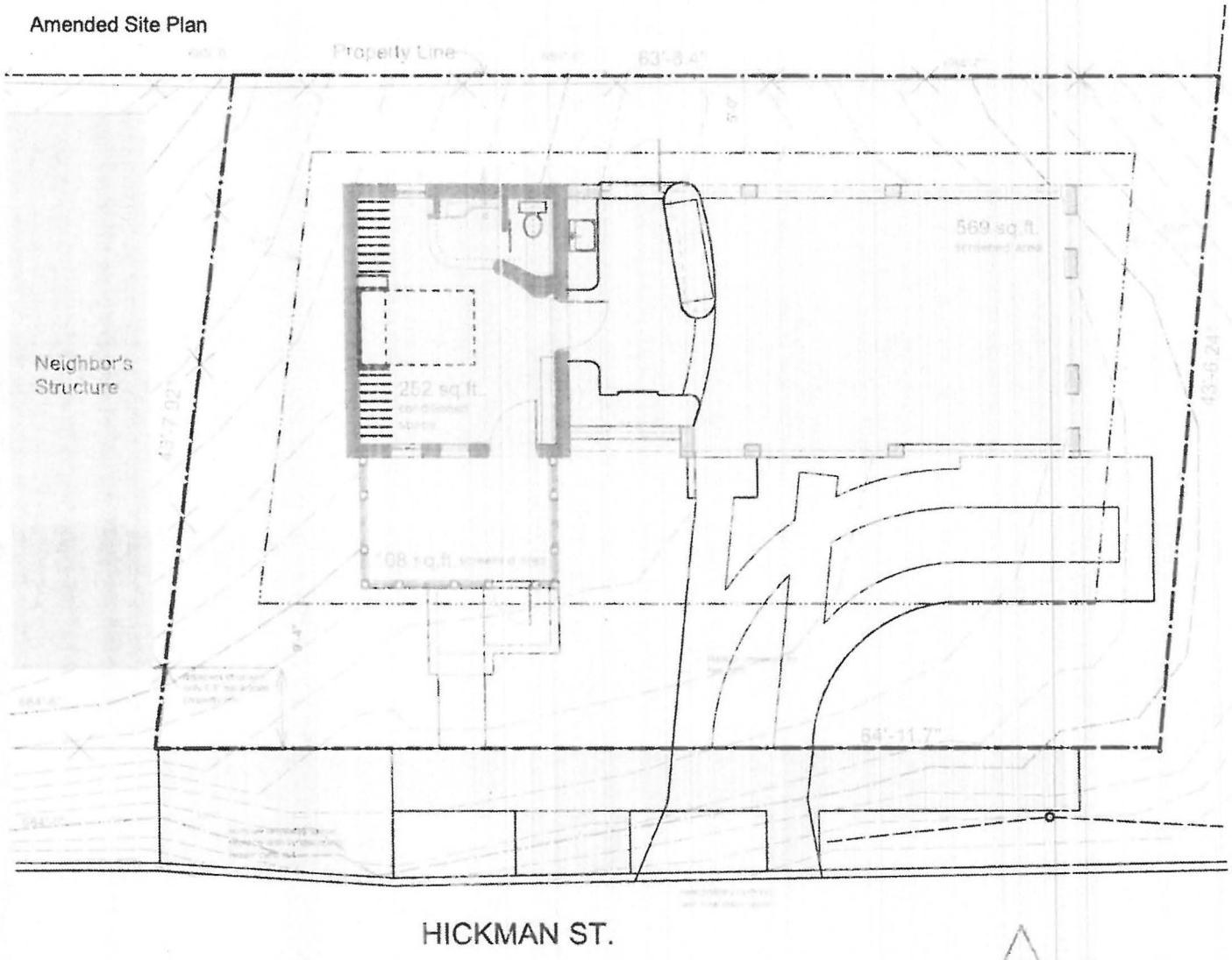
STATE OF TEXAS
D. SCOTT DYE
5315
LAND SURVEYOR

Z:\2014\140053-00 Hickman 201 (Service)\Zoning Legal Description\140053-00 Hickman 201 (Legal Desc).doc

4047 Stahl Road, Suite #3 • San Antonio • Texas 78217
Phone (210) 599-4123 • Fax (210) 599-4191
dyeenterprises@satx.rr.com

Attachment A

Amended Site Plan



Proposed Rezoning Site Plan

Scale: 1"=10'-0"

Legal Description:
NCB 3082 BLK
Lot: East 1/2 of Lot 18

Z2015058

Property Acreage:
0.06 (2786 sq. ft.)

Current Zoning:
R6 NCD-5

Proposed Zoning:
IDZ NCD-5

Proposed Use:
Single family dwelling

Impervious Cover:
970 sq. ft.

Parking:
Two automobiles on pervious surface driveway

Note:
Nothing in this site plan shall relieve the applicant from complying with the Beacon Hill NCD-5 development standards or from, otherwise, seeking any required variances.

I, Stephen Colley, on behalf of the property owner, Karina Roman, acknowledge that the 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 the owner from adherance to any/all City-adopted Codes at the time of plan submittal for building permits.

Attachment B