SG/cla
05/01/2014
Z-10

CASE NO. Z2014097

AN ORDINANCE 2014-05-01-0300

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 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre.

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 11, 2014.

PASSED AND APPROVED this 1st day of May, 2014.

M A Y O R
for **Julián Castro**

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-10 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-14, P-4, Z-17, Z-18)**
Date:	05/01/2014
Time:	02:19:05 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2014097 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16 located at 302 Clay Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 14027)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	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				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

Z2014097

SOUTHCENTRAL SURVEYORS OF TEXAS

METES AND BOUNDS DESCRIPTION OF A 0.540 OF AN ACRE TRACT

January 16th, 2014
Amended: February 28th, 2014

Being a 0.540 of an acre tract of land, known as NCB 15, Lot W 71 of 1 or A5 NCB 16, Lot W IRR 164.90F E 294.90F 6 ARB A5 & A11 (Commonly known as 302 Clay), as described in an Independent Executor's Special Warranty Deed recorded in Volume 10375 Page 46, of the Official Public Records of Bexar County, Texas, and being situated in the city of San Antonio, Bexar County, Texas. Said 0.540 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING: at a 1" Iron pipe found on the south right-of-way line of Clay St., being 387 feet more or less, in a southeasterly direction, from the intersection of the said south line of Clay St. and the east line of S. Flores St. **Thence: South 67°00'00" East,** along said line of Clay St., a distance of **402.67 feet** to a chainlink fence corner post found for the northwest corner and the **POINT OF BEGINNING** of this tract.

THENCE: South 67°41'22" East, along said line of Clay St., a distance of **163.68 feet** to a chainlink fence corner post found for the northeast corner of this tract.

THENCE: South 21°24'46" West, a distance of **141.61 feet** to a wood fence corner post found for the southeast corner of this tract.

THENCE: North 67°18'23" West, a distance of **167.83 feet** to a chainlink fence corner post found for the southwest corner of this tract.

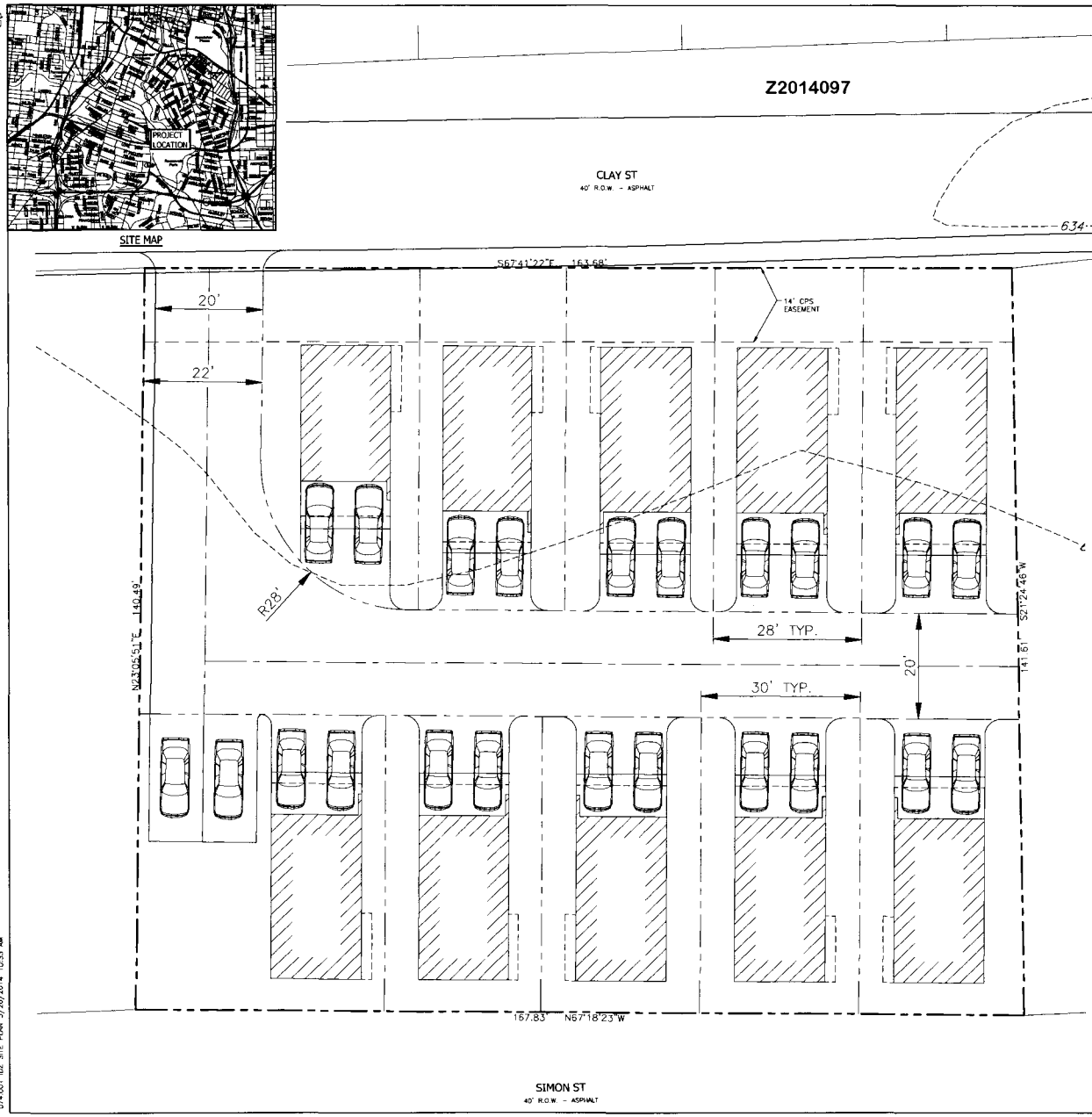
THENCE: North 23°05'51" East, a distance of **140.49 feet** to the **POINT OF BEGINNING** and containing a 0.540 of an acre tract of land, more or less, according to a survey made on the ground;

SouthCentral Surveyors of Texas

Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 14-0003-001
A drawing of even job number and date was also prepared.

STATE OF TEXAS REGISTERED PETER AGUIRRE 5464 PROFESSIONAL LAND SURVEYOR

Attachment A



LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE
- PROPOSED BUILDING

SITE & BUILDING DATA

LOTS:	10
AREA:	0.54 Ac.
PROPOSED USE:	DETACHED SINGLE-FAMILY USES NOT TO EXCEED 25 UNITS/ACRE
PARKING AREA:	+/-18,000 SQUARE FEET
OTHER IMPERVIOUS COVER: (BUILDINGS/WALKS/EQUIPMENT)	+/-18,000 SQUARE FEET

LEGAL DESCRIPTION:	302 CLAY STREET (SEE ATTACHED METES & BOUNDS)
CURRENT ZONING:	R6
PROPOSED ZONING:	IDZ

NOTES:

1. UNITS TO BE LOCATED ON INDIVIDUAL PLATTED LOTS.

IDZ ZONING STATEMENT

I, JUSTIN DAY, THE DEVELOPER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICBLE 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.

NO.	DATE	REVISION	BY

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PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
PREPARED UNDER THE SUPERVISION OF CHRISTOPHER A. WEGRZYN, P.E. #102125
MARCH 26, 2014

INTREPID EQUITY
302 CLAY STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78210

IDZ SITE PLAN

CLIENT: INTREPID EQUITY
DRAWN BY: WPF
DESIGNER: WPF
REVIEWER: C.A.W.
B.R.D. PROJECT: —

SHEET
EXHIBIT

PLEASE RECYCLE

User: Eric Spivey
Last Modified: Mar. 26, 2014
Saved in: S:\Projects\074\001 - 302 Clay Street\Drawings\Civil\01 - IDZ Site Plan.dwg
074.001 IDZ SITE PLAN 3/26/2014 10:35 AM

ATTACHMENT B