

AN ORDINANCE **2010-11-18-1007**

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 5.408 acres out of NCB 6294 and 6295 from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay-1 Airport Hazard Overlay District to "C-2 IDZ RIO-1 AHOD" Commercial Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay 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 overlay district 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.

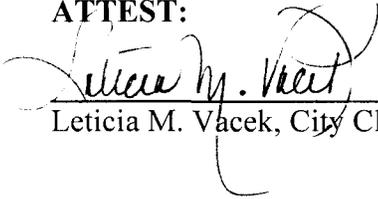
SECTION 6. This ordinance shall become effective November 28, 2010.

PASSED AND APPROVED this 18th day of November 2010.



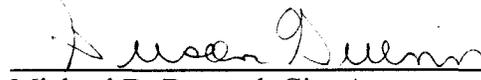
M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Michael D. Bernard, City Attorney



Request for
**COUNCIL
ACTION**

City of San Antonio



Agenda Voting Results - Z-8

Name:	Z-1, Z-8, Z-9						
Date:	11/18/2010						
Time:	02:11:38 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011005 (District 2): An Ordinance amending the Zoning District Boundary from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay-1 Airport Hazard Overlay District to "C-2 IDZ RIO-1 AHOD" Commercial Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District on 5.408 acres out of NCB 6294 and 6295 located on the 2200 and 2300 Block of Broadway. Staff recommends approval. The Zoning Commission recommendation is pending the November 16, 2010 public hearing.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x			x	
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4	x					
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				x
Justin Rodriguez	District 7	x					
W. Reed Williams	District 8		x				
Elisa Chan	District 9	x					
John G. Clamp	District 10		x				



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES

FOR

A 5.408 acre, or 235,552 square foot more or less, tract of land being all of a 5.408 acre tract conveyed to Guenther Development, LLC in Deed without Warranty recorded in Volume 11766, Pages 177-183 of the Official Public Records of Real Property of Bexar County, Texas, all in New City Block (N.C.B.) 6294 and 6295 of the City of San Antonio, Bexar County, Texas. Said 5.408 acre tract being more fully described as follows with bearings based on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone:

- BEGINNING:** At a found "+" in concrete at the intersection of the south right-of-way line of Mill Race Road, a 60-foot right-of-way and the east right-of-way line of Avenue B, a variable width undefined right-of-way, the northwest corner of said 5.410 acre tract;
- THENCE:** S 73°00'11"E, along and with the south right-of-way line of said Mill Race Road, the north line of said 5.410 acre tract, a distance of 225.00 feet to a found ½" iron rod, the intersection of the south right-of-way line of said Mill Race Road and the west right-of-way line of Broadway, a 100-foot right-of-way, the northeast corner of said 5.410 acre tract;
- THENCE:** S 17°15'18"W, along and with the west right-of-way line of said Broadway, the east line of said 5.410 acre tract, a distance of 1050.58 feet to a found "+" in concrete, the northeast corner of Lot 13 recorded in Volume 7706, Page 1812-1816 Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 5.410 acre tract;
- THENCE:** N 72°49'41"W, departing the west right-of-way line of said Broadway, along and with the south line of said 5.410 acre tract, the north line of said Lot 13, at a distance of 125.00 feet passing the northwest corner of said Lot 13, the northeast corner of Lot 14 recorded in Volume 7706, Page 1812-1816 Official Public Records of Real Property of Bexar County, Texas, continuing along and with the north line of said Lot 14, the south line of said 5.410 acre tract, for a total distance of 225.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of said Avenue B, the southwest corner of said 5.410 acre tract, from which a found ½" iron rod bears N 72°50'W, 0.3 feet and another found ½" iron rod bears S 17°04'39"W, 99.87 feet for reference;
- THENCE:** Along and with the east right-of-way line of said Avenue B, the west line of said 5.410 acre tract, the following calls and distances:
N 17°15'18"E, a distance of 699.53 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Z2011005

5.408 Acres
Job No.: 9188-10
Page 2 of 2

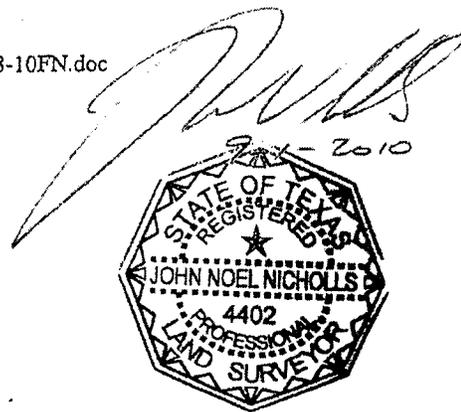
S 72°49'38"E, a distance of 5.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson",

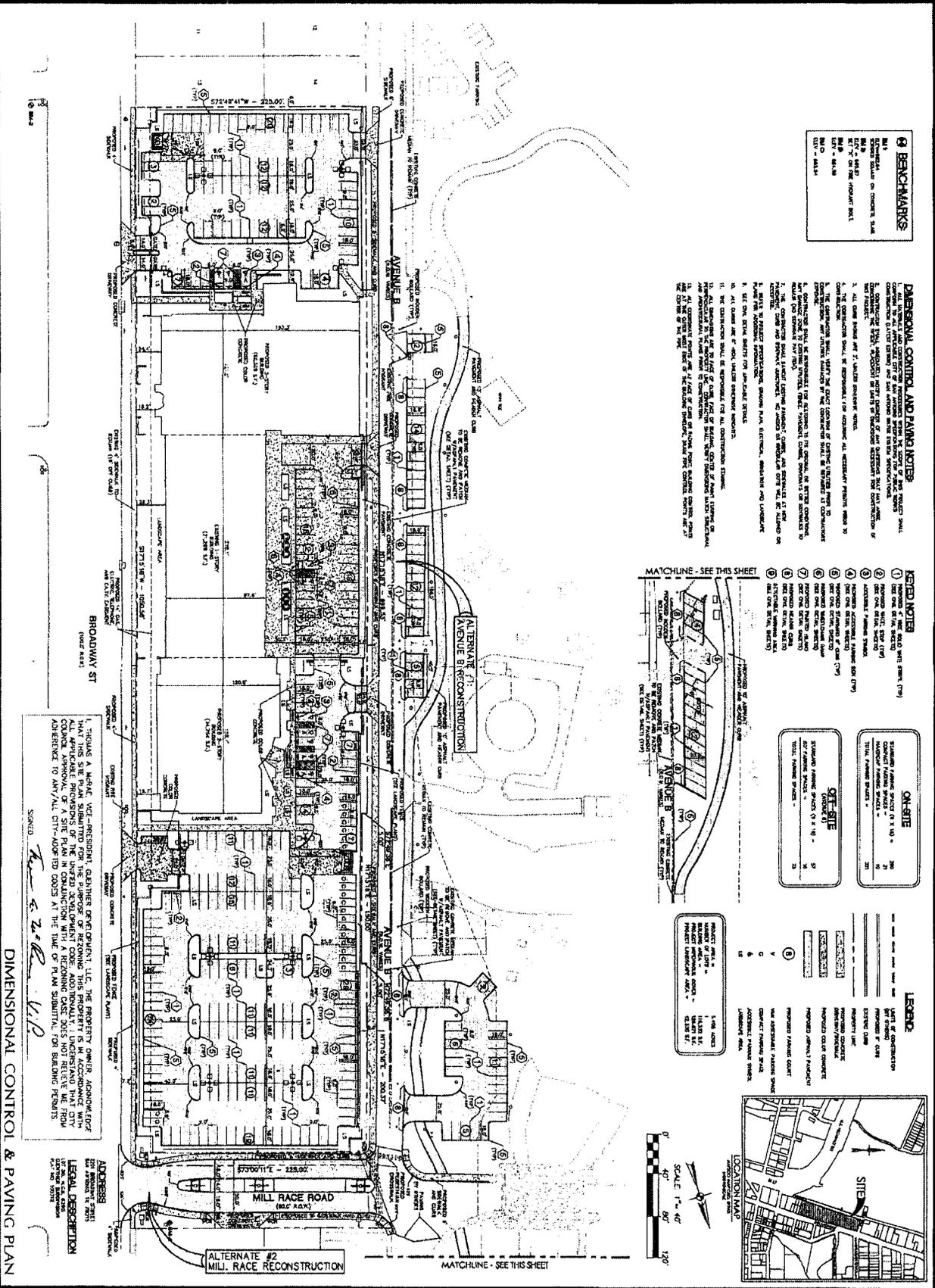
N 17°15'18"E, a distance of 150.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ½" iron rod bears N 00°57'W, 0.6 feet;

N 72°49'38"W, a distance of 5.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", from which a found ½" iron rod bears N 0°02'W, 0.4 feet;

N 17°15'18"E, a distance of 200.37 feet to the POINT OF BEGINNING, and containing 5.408 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 24, 2010
JOB NO. 9188-10
DOC. ID. N:\Survey10\10-9100\9188-10\WORD\9188-10FN.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





BENCHMARKS

BM1	Substation	on corner of Mill Race Rd & Broadway St
BM2	Corner of Mill Race Rd & Broadway St	
BM3	Corner of Mill Race Rd & Broadway St	
BM4	Corner of Mill Race Rd & Broadway St	
BM5	Corner of Mill Race Rd & Broadway St	

GENERAL CONTROL AND PAVING NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 200, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PART 200.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL CURBS SHALL BE 12" HIGH AND 18" WIDE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

REQUIRED NOTES

1. REMOVE 6" OF SOIL WITH GRASS (TYP)
2. SEE PLAN FOR EXISTING CURBS
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ON-SITE

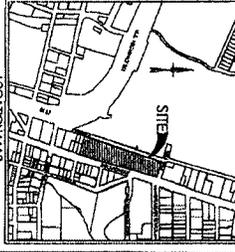
STANDARD PAVING SURFACE (X X 10)	20
STANDARD PAVING SURFACE (X X 10)	20
TOTAL PAVING SURFACE	20

OFF-SITE

STANDARD PAVING SURFACE (X X 10)	20
STANDARD PAVING SURFACE (X X 10)	20
TOTAL PAVING SURFACE	20

LEGEND

1" = 10'	1" = 10'
2" = 20'	2" = 20'
3" = 30'	3" = 30'
4" = 40'	4" = 40'
5" = 50'	5" = 50'
6" = 60'	6" = 60'
7" = 70'	7" = 70'
8" = 80'	8" = 80'
9" = 90'	9" = 90'
10" = 100'	10" = 100'



1. THOUGH A MAJOR VET-RESIDENT GAINING ENGINEERING, LLC, THE PROPERTY OWNER, APPROVES THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECONSTRUCTION, IT IS UNDERSTOOD THAT CITY OF CHICAGO HAS THE FINAL SAY IN THE MATTER. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

SIGNED: *[Signature]* V.P.

DIMENSIONAL CONTROL & PAVING PLAN

PAPE-DAWSON ENGINEERS

2201 BROADWAY
 RENOVATIONS AND ADDITIONS TO THE BUTTER KRUST BUILDING

DATE: 10/15/10
 DRAWN BY: DM
 CHECKED BY: CS
 SHEET: C10

NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF PAPE-DAWSON ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS, INC.