

**AN ORDINANCE 2016-04-07-0249**

**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 0.208 acres out of NCB 2962 from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units.

**SECTION 2.** A description of the property is attached as **Exhibit "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 **Exhibit "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/gg  
04-07-2016  
# Z-1.

CASE NO. Z2016082

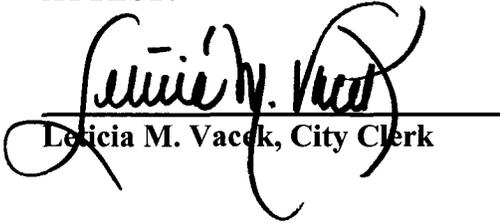
SECTION 6. This ordinance shall become effective April 17, 2016.

PASSED AND APPROVED this 7th day of April, 2016.

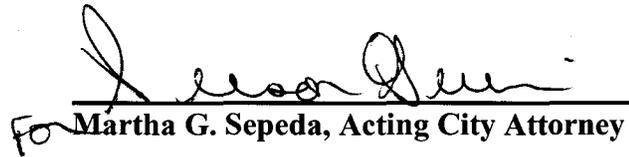


M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacck, City Clerk

APPROVED AS TO FORM:

  
For Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-1 ( in consent vote: 21, Z-1, Z-2, Z-3, Z-6, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, P-2, Z-16, P-3, Z-18, Z-19, Z-20 )</b>						
<b>Date:</b>	04/07/2016						
<b>Time:</b>	02:08:48 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016082 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units on 0.208 acres of land out of NCB 2962 located at 1123 South Presa 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				
Roberto C. Treviño	District 1		x				x
Alan Warrick	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				

220180

**METES AND BOUNDS**

Being 0.208 acres of land, more or less, called the East 140 feet of Lot 4, New City Block 2962, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in a Deed of Trust recorded in Volume 5950, Page 174, Deed Records, Bexar County, Texas, said 0.208 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1" bolt found for the East corner of this 0.208 acres, same being the North corner of the David E. Luna, Jr. tract (Volume 4350, Page 1242) and on the southwest Right-of-Way Line of South Presa Street, same also being the **POINT OF BEGINNING**;

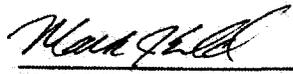
**THENCE** along the line common to this 0.208 acres and said Luna tract, South 57 degrees 34 minutes 16 seconds West, a distance of 157.35 feet to a wood fence post found for the South corner of this 0.208 acres, same being the West corner of said Luna tract and on the northeast line of the Yong Qiang Zhang tract (Volume 15827, Page 1979 described in Volume 275, Page 29);

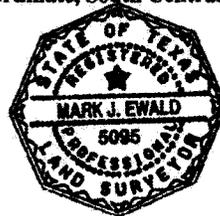
**THENCE** along the line common to this 0.208 acres and said Zhang tract, North 33 degrees 19 minutes 57 seconds West, a distance of 60.66 feet to a metal fence post found for the West corner of this 0.208 acres, same being the North corner of said Zhang tract and on the southeast line of the Catherine Brawley 0.170 acres (Volume 1115, Page 1930);

**THENCE** along the line common to this 0.208 acres and said Brawley 0.170 acres, North 58 degrees 17 minutes 46 seconds East (called 57 degrees 46 minutes 26 seconds East), a distance of 146.40 feet to a 1/2 inch iron rod set for the North corner of this 0.208 acres, same being the East corner of the Kenneth R. Herringdine, Jr. 0.06 acres (Volume 16266, Page 986) and on the southwest Right-of-Way Line of said South Presa Street;

**THENCE** along the southwest line of said South Presa Street, South 43 degrees 52 minutes 56 seconds East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 0.208 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.

  
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 Mark J. Ewald  
 Registered Professional Land Surveyor  
 Texas Registration No. 5095  
 July 19, 2015  
 Amended on February 10, 2016 to update property legal description.



**Exhibit "A"**

# EXHIBIT B

### METES AND BOUNDS

Being 0.208 acres of land, more or less, called the East 140 feet of Lot 4, New City Block 2962, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in a Deed of Trust recorded in Volume 9950, Page 174, Bexar County, Texas, and 0.208 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1" bolt found for the East corner of this 0.208 acres, same being the North corner of the David E. Latta, Jr. tract (Volume 4350, Page 1342) and on the southwest Right-of-Way Line of South Presa Street, same also being the POINT OF BEGINNING;

**THENCE** along the line common to this 0.208 acres and said Latta tract, South 57 degrees 34 minutes 16 seconds West, a distance of 137.15 feet to a wood fence post found for the South corner of this 0.208 acres, same being the West corner of said Latta tract and on the northeast line of the Yong Chang Zhang tract (Volume 1827, Page 1979 described in Volume 275, Page 37);

**THENCE** along the line common to this 0.208 acres and said Zhang tract, North 33 degrees 19 minutes 57 seconds West, a distance of 60.66 feet to a metal fence post found for the West corner of this 0.208 acres, same being the North corner of said Zhang tract and on the southwest line of the Catherine Crowley 0.170 acres (Volume 1115, Page 1930);

**THENCE** along the line common to this 0.208 acres and said Crowley 0.170 acres, North 59 degrees 17 minutes 46 seconds East (called 57 degrees 46 minutes 20 seconds South, a distance of 146.40 feet to a 1/2 inch line rod set for the North corner of this 0.208 acres, same being the East corner of the Kenneth E. Harrington, Jr. 0.05 acres (Volume 1626, Page 986) and on the southwest Right-of-Way Line of said South Presa Street;

**THENCE** along the southwest line of said South Presa Street, South 43 degrees 52 minutes 36 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.208 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

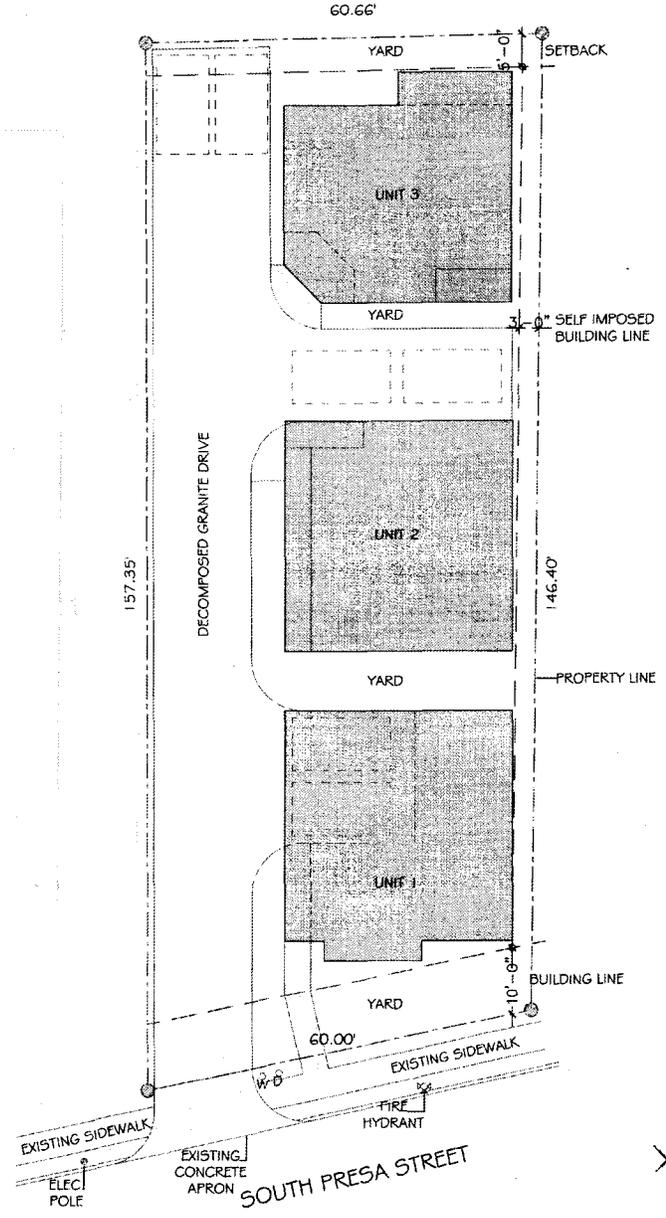
*Mark J. Sival*  
 Mark J. Sival  
 Registered Professional Land Surveyor  
 Texas Registration No. 5993  
 July 14, 2015  
 Renewed on February 10, 2016 to update property legal description.



BY THE ENGINEER AND REGISTERED PROFESSIONAL ENGINEER

Page 1 of 1

1123 S. PRESA ST.  
 SAN ANTONIO, TX 78210  
 NCB 2962 BLK LOT E 146.4  
 FT OF 4  
 IDZ WITH USES FOR 3 SINGLE  
 FAMILY RESIDENTIAL UNITS  
 REZONING CASE #: Z2016082



PROPOSED SITE PLAN  
 Scale 1:100

I, Michael A. Perez, 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 adherence to any/all city-adopted codes at the time of plan submittal for building permits.

MICHAEL A. PEREZ  
 MANAGING MEMBER  
 ELEVEN 23 PRESA, LLC

PROJECT NO. 153000  
 ISSUE DATE: 02/21/16  
 PROJECT ARCHITECT: [Signature]  
 PROJECT ENGINEER: [Signature]

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