

AN ORDINANCE 2014 - 05 - 15 - 0356

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 20.76 acres out of NCB 20 (also known as NCB A-20) and NCB 24 from "MH H RIO-4 AHOD" Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.09 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres.

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. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes fencing on the subject property to be erected or altered of up to a height of eight (8) feet along the northern property line.

SECTION 5. 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 6. 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.

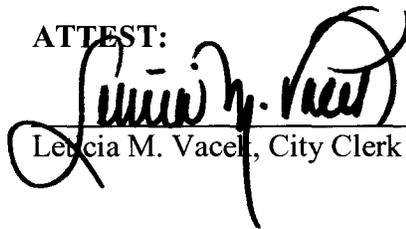
SECTION 7. This ordinance shall become effective May 25, 2014.

PASSED AND APPROVED this 15th day of May, 2014.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacell, City Clerk

APPROVED AS TO FORM:



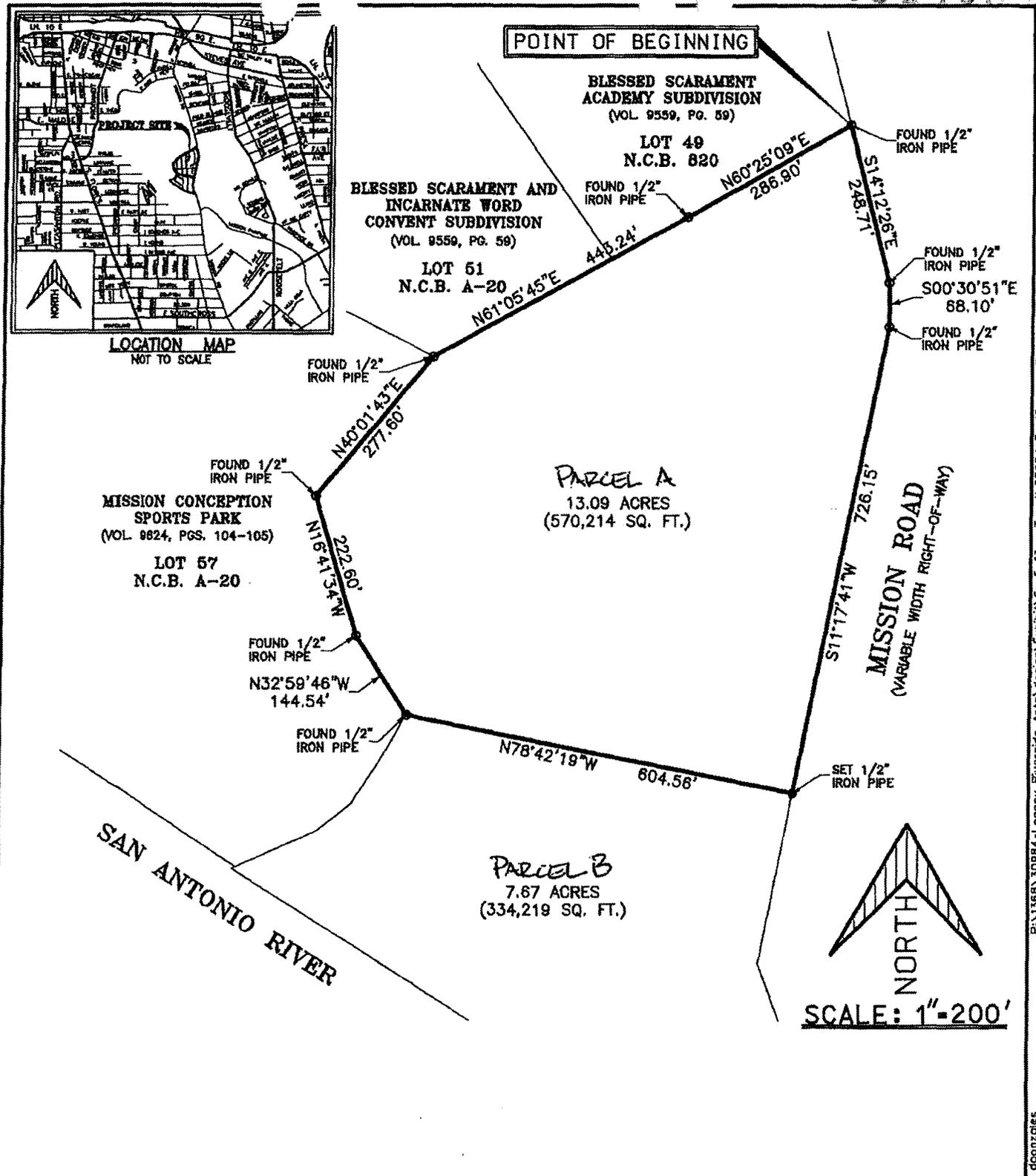
Robert F. Greenblum, City Attorney

FA

Agenda Item:	Z-4 (in consent vote: P-2, Z-4)
Date:	05/15/2014
Time:	06:41:34 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2014085 (District 3): An Ordinance amending the Zoning District Boundary from "MH H RIO-4 AHOD" Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres, and allowing a fence up to eight (8) feet in height along the northern property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, all on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24 located at 1515 Mission Road. Staff recommends approval pending Plan Amendment. The Zoning Commission has twice held a public hearing and was unable to reach a majority vote; such action shall be deemed as a recommendation of denial. (Associated Plan Amendment Case # 14023) (Continued from March 17, 2014)
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			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				

22014085



P:\1366\30884-Legacy Riverside Apts\Design\Exhibit\Ex-5 13ac Tract\30884-Ex-13 Acre Tract.dgn

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mbc ENGINEERS

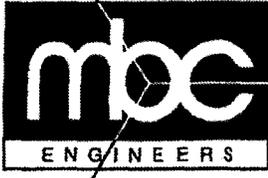
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302
TEXAS REGISTERED
ENGINEERING FIRM F-784

EXHIBIT "A"

BEING A 13.09 ACRE (570,214 SQUARE FEET) TRACT OF LAND OUT OF A 20.763 ACRE TRACT, BEING THE SAME LAND DESCRIBED AS A 20.763 ACRE TRACT, CONVEY TO PLATINUM PROPERTIES I, LP BY SPECIAL WARRANTY DEED RECORDS IN VOLUME 8888, PAGE 1797, OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 20.763 ACRE TRACT BEING ALL OF LOT 37, NEW CITY BLOCK A-20, CHERYL ANN MOBILE HOME PARK SUBDIVISION UNIT-2, OF THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 6800, PAGE 190, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO CONSISTING OF A 19.962 ACRE TRACT CONVEYED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON AND RECORDED IN VOLUME 5396, PAGE 1802, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS SITUATED IN THE T.HATCHER SURVEY NO. 24, ABSTRACT NO. 736.

PLAT ID#	
A/P#	
DESIGN	TOD
DRAWN	DAG
CHECKED	
DATE	011414
JOB NO.	30984-1368
SHT.	4 of 4

Z2014085



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

PARCEL A
METES AND BOUNDS
DESCRIPTION FOR

A 13.09 ACRE (570,214 SQUARE FEET) TRACT OF LAND OUT OF A 20.763 ACRE TRACT, BEING THE SAME LAND DESCRIBED AS A 20.784 ACRE TRACT, CONVEYED TO PLATINUM PROPERTIES I, LP BY SPECIAL WARRANTY DEED RECORDS IN VOLUME 8688, PAGE 1797, OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 20.763 ACRE TRACT BEING ALL OF LOT 37, NEW CITY BLOCK A-20, CHERYL ANN MOBILE HOME PARK SUBDIVISION UNIT-2, OF THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 6800, PAGE 190. OF THE PLAT RECORDS, BEXAR COUNTY, TEXAS, AND ALSO CONSISTING OF A 19.962 ACRE TRACT CONVEYED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON BY WARRANTY DEED RECORDS IN VOLUME 3804, PAGE 255 AND A 0.459 ACRE QUIT CLAIMED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON AND RECORDED IN VOLUME 5396, PAGE 1802, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE T. THATCHER SURVEY NO. 24, ABSTRACT NO. 736 AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

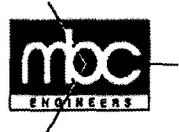
BEGINNING: At a found 1/4" iron rod, said found 1/4" iron rod being on the west right-of-way line of Mission Road (a public right-of-way varies) said found 1/4" iron rod being the northeast corner said Lot 37, New City Block A-20, said found 1/4" iron rod also being the southeast corner of Lot 49, New City Block A-20, Blessed Sacrament Academy Subdivision, as recorded in Volume 9553, Page 76, of the Deed and Plat Records, Bexar County, Texas, said found 1/4" iron rod also being the northeast corner of said called 19.962 acre tract;

THENCE: S 14°12'26" E, 248.71 feet, leaving the southline of said Lot 49, New City Block A-20, along and with the common line of said 19.962 acre tract and the west line of said Mission Road, to a found 1/4" iron rod;

THENCE: S 00°30'51" E, 68.10 feet, along and with the common line of said 19.962 acre tract and the west line of said Mission Road, to a found 1/4" iron road;

22014085

- THENCE: S 11°17'41" W, 726.15 feet, along and with the common line of said 19.962 acre tract at the west right-of-way line of said Mission Road, to a set ½" iron rod and cap "MBC";
- THENCE: N 78°42'19" W, 604.56 feet, leaving the common line of said 19.962 acre tract and the west right-of-way line of said Mission Road, to a found ½" iron rod, said found ½" iron rod, being on the northern line of Lot 57, New City Block A-20, Mission Concepcion Sports Park, as records in Volume 9624, Pages 104-105, of the Deed and Plat Records, Bexar County, Texas;
- THENCE: N 32°59'46" W, 144.54 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;
- THENCE: N 16°41'34" W, 222.60 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;
- THENCE: N 40°01'43" E, 277.60 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod, said found ½" iron rod being the common corner of Lot 51, New City Block A-20, Blessed Sacrament and Incarnate Word Convent Subdivision, as recorded in Volume 9559, Page 59, of the Deed and Plat Records, Bexar County, Texas;
- THENCE: N 61°05'45" E, 443.24 feet, along and with the southern line of said Lot 51, New City Block A-20, to a found ½" iron rod and cap "RPLS 5578" said found ½" iron rod, being on the southern line of said Lot 49, New City Block A-20;

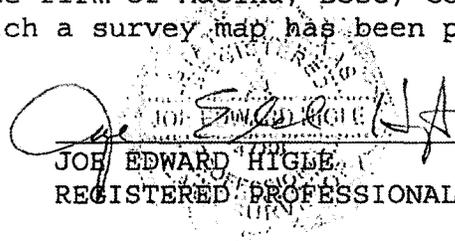


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THENCE: N 60°25'09" E, 286.90 feet, along and with the southern line of said Lot 49, New City Block A-20, to the POINT OF BEGINNING of this tract.

"This description is based on the Land Title Survey and plat made by Joe Edward Higle #4788 Registered Professional Surveyor on January 13, 2014"

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.


JOE EDWARD HIGLE REG. NO. 4788
REGISTERED PROFESSIONAL LAND SURVEYOR

30371-0976
January 13, 2014
JEH/nt

Z2014085



LOCATION MAP
NOT TO SCALE

POINT OF COMMENCEMENT

BLESSED SCARAMENT
ACADEMY SUBDIVISION
(VOL. 9559, PG. 59)
LOT 49
N.C.B. 820

BLESSED SCARAMENT AND
INCARNATE WORD CONVENT SUB'D.
(VOL. 9559, PG. 59)

LOT 51
N.C.B. A-20

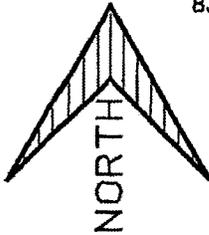
TRACT II
13.09 ACRES
(570,214 SQ. FT.)

MISSION CONCEPTION
SPORTS PARK
(VOL. 9824, PGS. 104-105)

LOT 57
N.C.B. A-20

POINT OF BEGINNING

TRACT I
7.67 ACRES
(334,219 SQ. FT.)



SCALE: 1"=200'

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BRG.	CHD. DIST.
C1	1118.84'	24°45'07"	483.34'	N69°42'22"W	479.59'

REVISED: 02-14-14



1036 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302
TEXAS REGISTERED
ENGINEERING FIRM F-784

EXHIBIT "A"

BEING A 7.67 ACRE (570,214 SQUARE FEET) TRACT OF LAND OUT OF A 20.783 ACRE TRACT, BEING THE SAME LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15737, PAGE 2212, OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 20.783 ACRE TRACT BEING ALL OF LOT 37, NEW CITY BLOCK A-20, CHERYL ANN MOBILE HOME PARK SUBDIVISION UNIT-2, OF THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 6600, PAGE 190, OF THE PLAT RECORDS, BEXAR COUNTY, TEXAS, AND ALSO CONSISTING OF A 19.982 ACRE TRACT, SITUATED IN NEW CITY BLOCK A-20 AND NEW CITY BLOCK A-24, CONVEYED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON BY WARRANTY DEED RECORDS IN VOLUME 3804, PAGE 255 AND A 0.459 ACRE QUIT CLAIMED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON AND RECORDED IN VOLUME 6398, PAGE 1802, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE T. THATCHER SURVEY NO. 24, ABSTRACT NO. 738.

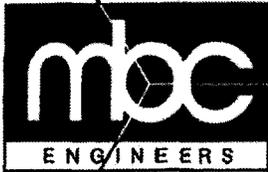
PLAT ID# _____
A/P# _____
DESIGN TDO
DRAWN DAG
CHECKED _____
DATE 01-14-14
JOB NO. 30984-1368
SHT. 4 of 4

P:\3088\30984-Legacy Riverside Apts\design\Exhibit\Ex-4 7ac Tract\30984-Ex-7 Acre Tract.dgn

JAC:GDO

2/14/2014 8:59:20 AM

Z2014085



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Texas Registered Engineering Firm F-784
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www.mbcengineers.com

PARCEL B
METES AND BOUNDS
DESCRIPTION FOR

A 7.67 ACRE (334,219 SQUARE FEET) TRACT OF LAND OUT OF A 20.763 ACRE TRACT, BEING THE SAME LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 15737, PAGE 2212, OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAID 20.763 ACRE TRACT BEING ALL OF LOT 37, NEW CITY BLOCK A-20, CHERYL ANN MOBILE HOME PARK SUBDIVISION UNIT-2, OF THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 6800, PAGE 190, OF THE PLAT RECORDS, BEXAR COUNTY, TEXAS, AND ALSO CONSISTING OF A 19.962 ACRE TRACT, SITUATED IN NEW CITY BLOCK A-20 AND NEW CITY BLOCK A-24, CONVEYED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON BY WARRANTY DEED RECORDS IN VOLUME 3804, PAGE 255 AND A 0.459 ACRE QUIT CLAIMED TO OWEN LEE ROBINSON AND JOANNE MICHELLE ROBINSON AND RECORDED IN VOLUME 5396, PAGE 1802, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE T. THATCHER SURVEY NO. 24, ABSTRACT NO. 736 AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a found $\frac{1}{2}$ " iron rod, said found $\frac{1}{2}$ " iron rod being on the west right-of-way line of Mission Road (a public right-of-way varies) said found $\frac{1}{2}$ " iron rod being the northeast corner said Lot 37, New City Block A-20, said found $\frac{1}{2}$ " iron rod also being the southeast corner of Lot 49, New City Block A-20, Blessed Sacrament Academy Subdivision, as recorded in Volume 9553, Page 76, of the Deed and Plat Records, Bexar County, Texas, said found $\frac{1}{2}$ " iron rod also being the northeast corner of said called 19.962 acre tract;

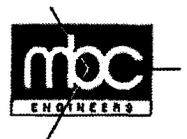
THENCE: S 14°12'26" E, 248.71 feet, leaving the southline of said Lot 49, New City Block A-20, along and with the common line of said 19.962 acre tract and the west line of said Mission Road, to a found $\frac{1}{2}$ iron rod;

THENCE: S 00°30'51" E, 68.10 feet, along and with the common line of said 19.962 acre tract and the west line of said Mission Road, to a found $\frac{1}{2}$ " iron road;

THENCE: S 11°17'41" W, 726.15 feet, along and with the common line of said 19.962 acre tract at the west right-of-way line of said Mission Road, to a set $\frac{1}{2}$ " iron rod at the POINT OF BEGINNING of this tract;

Z2014085

- THENCE: S 11°17'41" W, 266.74 feet, along and with the common line of said 19.962 acre tract and the west right-of-way line of said Mission Road, to a found ½" iron rod cap "RPLS 5578";
- THENCE: S 20°19'45" E, 102.58 feet, along and with the common line of said 19.962 acre tract and the west right-of-way line of said Mission Road, to a found ½" iron rod cap "RPLS 5578";
- THENCE: S 01°11'59" E, 33.37 feet, along and with the common line of said 19.962 acre tract and the west right-of-way line of said Mission Road, to a found ½" iron rod cap "RPLS 5578";
- THENCE: S 13°31'28" E, 171.81 feet, along and with the common line of said 19.962 acre tract and the west right-of-way line of said Mission Road, to a found ½" iron rod, said found ½" iron rod being on the northern line of San Antonio River, at a point of curvature of a non-tangent curve to the right;
- THENCE: 483.34 feet, leaving the west right-of-way line of said Mission Road, along and with the common line of said 19.962 acre tract and the northern line of said San Antonio River and said curve to the right, having a radius of 1118.84 feet, a central angle of 24°45'07" and a chord bearing and distance of N 69°42'22" W, 479.59 feet, to a found ½" iron rod, at a point of tangency;
- THENCE: N 57°25'22" W, 512.86 feet, along and with the northern line of said San Antonio River, to a found ½" iron rod and cap "RPLS 5578";
- THENCE: N 66°02'33" E, 83.62 feet, leaving the northern line of said San Antonio River, to a found ½" iron rod, said found ½" iron rod being on the eastern line of Lot 57, New City Block A-20, Mission Concepcion Sports Park, as recorded in Volume 9624, Pages 104-105, of the Deed and Plat Records, Bexar County, Texas;
- THENCE: N 65°50'29" E, 57.16 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;



Z2014085

THENCE: N 51°28'21" E, 65.26 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;

THENCE: N 33°43'36" E, 72.36 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;

THENCE: N 30°41'39" E, 88.29 feet, along and with the eastern line of said Lot 57, New City Block A-20, to a found ½" iron rod;

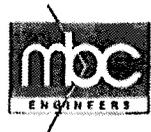
THENCE: S 78°42'19" E, 604.56 feet, leaving the eastern line of said Lot 57, New City Block A-20, to the POINT OF BEGINNING of this tract.

"This description is based on the Land Title Survey and plat made by Joe Edward Higle #4788 Registered Professional Surveyor on February 14, 2014"

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.



30371-0976
February 14, 2014
JEH/nt



Z2014085

"I, Mission Trails SA MHC, LLC, the Property Owner, acknowledge that this Site Plan submitted for the purpose of re-zoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a Site Plan in conjunction with a re-zoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits."

1515 MISSION ROAD

SECOND ACCESS POINT FOR PARCEL B

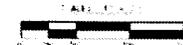
SECOND ACCESS POINT FOR PARCEL A

SHARED ACCESS (PRIMARY ACCESS FOR BOTH PARCEL A & B)

PARCEL A
13.10 Acres
N.C.B. 20

PARCEL B
7.67 Acres
N.C.B. 20 & N.C.B 24

SAN ANTONIO RIVER



PARCEL A to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 33 units per acre.

PARCEL B to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 50 units per acre.



MISSION TRAILS SA MHC, LLC
1515 MISSION ROAD
SAN ANTONIO, TEXAS 78205
TEL: 214-343-1234
WWW.MISSIONTRAILSSA.COM

DATE: 05-18-14
SCALE: 1"=100'
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
PROJECT NO: Z2014085

ATTACHMENT B