

AN ORDINANCE 2008-01-17-0055

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 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 a 1.067 acre tract of land out of NCB A-63 from "I-1" General Industrial District and "I-2" Heavy Industrial District to "IDZ" Infill Development District with uses permitted in "O-1" Office District, "C-2", Commercial District and "MF-33" Multi-Family District .

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. 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.

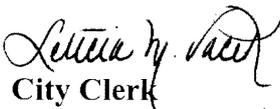
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on January 27, 2008.

PASSED AND APPROVED this 17th day of January, 2008.

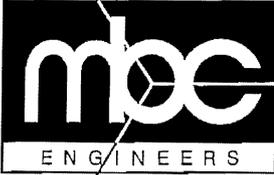

M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
For

Agenda Item:	Z-22 (in consent vote: Z-1, Z-2, Z-5, Z-6, Z-9, Z-10, Z-12, Z-15, Z-17, P-3, Z-22, Z-23, Z-24, Z-25, Z-27, Z-28)						
Date:	01/17/2008						
Time:	03:50:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2007301 (District 1): An Ordinance changing the zoning district from "I-1" General Industrial District and "I-2" Heavy Industrial District to "IDZ" Infill Development District with uses permitted in "O-1" Office District, "C-2", Commercial District and "MF-33" Multi-Family District on a 1.067 acre tract of land out of NCB A-63. 1319 South Flores Street, 1920 South Alamo Street and 1962 South Alamo Street as requested by Mark J. Cervantez c/o MBC Engineers and David W. Monnich, Applicants for Alamo Properties, Medina Investments LC and David J. Straus and Joe R. Straus, Jr. , Owners. Staff and Zoning Commission recommend Approval pending Plan Amendment.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x				
District 3	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
District 9	District 9		x			x	
John G. Clamp	District 10		x				



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

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

22007301

METES AND BOUNDS
DESCRIPTION OF

A 1.067 ACRE (46,477 SQUARE FEET) TRACT OF LAND COMPRISED OF A 0.4726 OF AN ACRE TRACT RECORDED IN VOLUME 7629, PAGE 316 DEED RECORDS OF BEXAR COUNTY, TEXAS, A 0.5263 OF AN ACRE TRACT RECORDED IN VOLUME 4425, PAGE 1027 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A 0.0680 OF AN ACRE BEING A PORTION OF THAT CALLED FIRST TRACT OF TRACT 2 AS RECORDED IN VOLUME 6047, PAGE 37, DEED RECORDS OF BEXAR COUNTY, TEXAS ALSO A PORTION OF THAT CALLED 2.302 ACRE TRACT AS RECORDED IN VOLUME 5179, PAGE 269 DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS;

- BEGINNING:** At a set Mag Nail in concrete at the southwest intersection of S. Alamo Street (an 80.5 foot public right-of-way) (Plat Reference: Volume 9553, Page 14) and S. Flores Street (an 85 foot public right-of-way) (Plat Reference: Volume 4080, Page 186) and at the northeast corner of this tract;
- THENCE:** S 16°37'21" W, 122.24 feet (Measured) 118.00 feet (Deed), along and with the northwest right-of-way line of said S. Flores Street, to a set 1/2" iron rod and cap "MBC";
- THENCE:** N 65°54'51" W, 14.00 feet, leaving the northwest right-of-way line of said S. Flores Street, to a set 1/2" iron and cap "MBC";
- THENCE:** S 24°05'09" W, 9.07 feet to a set "X" in concrete, said "X" being 15.6 feet (Measured) 15.0 feet (Deed) at a 90° angle to the center line of the railroad tracks as described in said first tract;

EXHIBIT A

Page 1 of 2

P:\1269\29786-SouthAlamoDWM\Letters\10.67 Ac 091407.doc

ROBERT A. COPELAND, P.E. (inactive) ▪ ROBERT A. LIESMAN, P.E.
SAMUEL B. BLEDSOE, III, P.E. ▪ DAVID L. ALLEN, P.E. ▪ ROBERT A. COPELAND, JR., P.E.

Z2007301

THENCE: N 65°25'40" W, 353.11 feet, along and with the northeast line of southern pacific railroad right-of-way to a set ½" iron rod and cap "MBC" at the southwest corner of this tract;

THENCE: N 24°34'20" E, 129.21 feet (measured), 124.11 feet (deed) along and with the southeast line of a 0.4427 of an acre tract as recorded in Volume 7553, Page 1437 of the official public records of real property of Bexar County, Texas to a found ½" iron rod in the southwest right-of-way line of said S. Alamo Street;

THENCE: S 65°36'10" E, 350.17 feet along and with the southwest right-of-way line of said S. Alamo street to the **POINT OF BEGINNING** of this tract.

I, I. Ray Inman, 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.

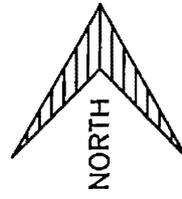

I. RAY INMAN REG. NO. 4496
REGISTERED PROFESSIONAL LAND SURVEYOR

(Seal of the State of Texas, Registered Professional Land Surveyor, I. Ray Inman, Reg. No. 4496)

29786-1269
September 14, 2007
IRI/yd



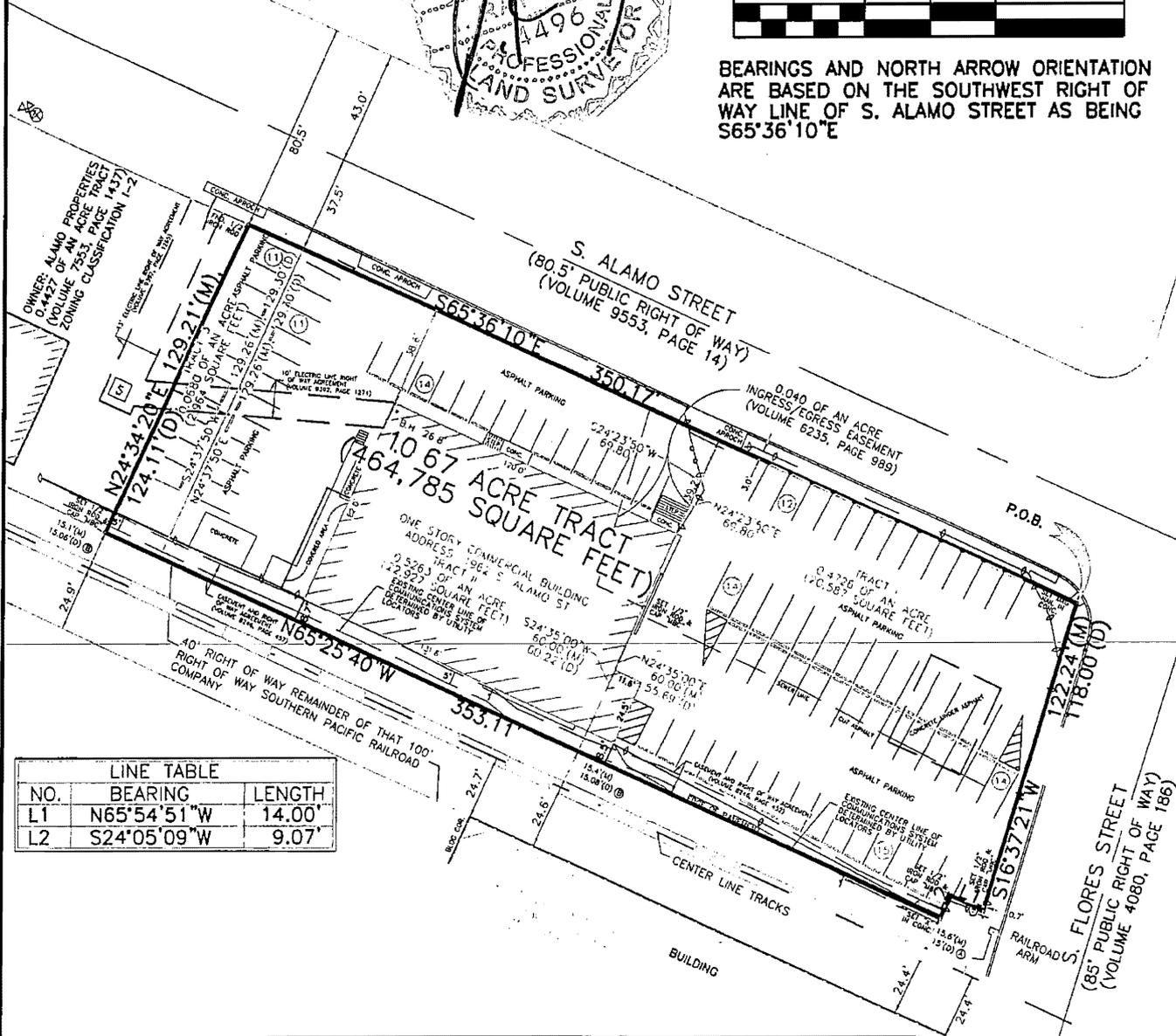
Z2007301



SCALE: 1"=60'



BEARINGS AND NORTH ARROW ORIENTATION ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF S. ALAMO STREET AS BEING S65°36'10"E

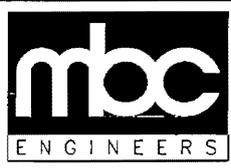


LINE TABLE		
NO.	BEARING	LENGTH
L1	N65°54'51"W	14.00'
L2	S24°05'09"W	9.07'

ZONING SKETCH OF

A 1.067 ACRE (46,477 SQUARE FEET) TRACT OF LAND COMPRISED OF A 0.4726 OF AN ACRE TRACT RECORDED IN VOLUME 7629, PAGE 316 DEED RECORDS OF BEXAR COUNTY, TEXAS, A 0.5263 OF AN ACRE TRACT RECORDED IN VOLUME 4425, PAGE 1027 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A 0.0680 OF AN ACRE BEING A PORTION OF THAT CALLED FIRST TRACT OF TRACT 2 AS RECORDED IN VOLUME 6047, PAGE 37, DEED RECORDS OF BEXAR COUNTY, TEXAS ALSO A PORTION OF THAT CALLED 2.302 ACRE TRACT AS RECORDED IN VOLUME 5179, PAGE 269 DEED RECORDS OF BEXAR COUNTY, TEXAS.

DESIGN	GS
DRAWN	BCG
CHECKED	IRI
DATE	Sept. 17, 2007
JOB NO.	29786-1269
PAGE	1 of 1



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122
 FAX (210) 545-9302

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: A 1.067 acre tract of land out of NCB A-63 TO WIT: From "I-1" General Industrial District and "I-2" Heavy Industrial District to "IDZ" Infill Development District with uses permitted in "O-1" Office District, "C-2" Commercial District and "MF-33" Multi-Family District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
1/23

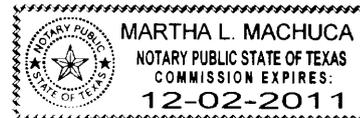
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-01-17-0055 here to attached has been published in every issue of said newspaper on the following days, to wit:

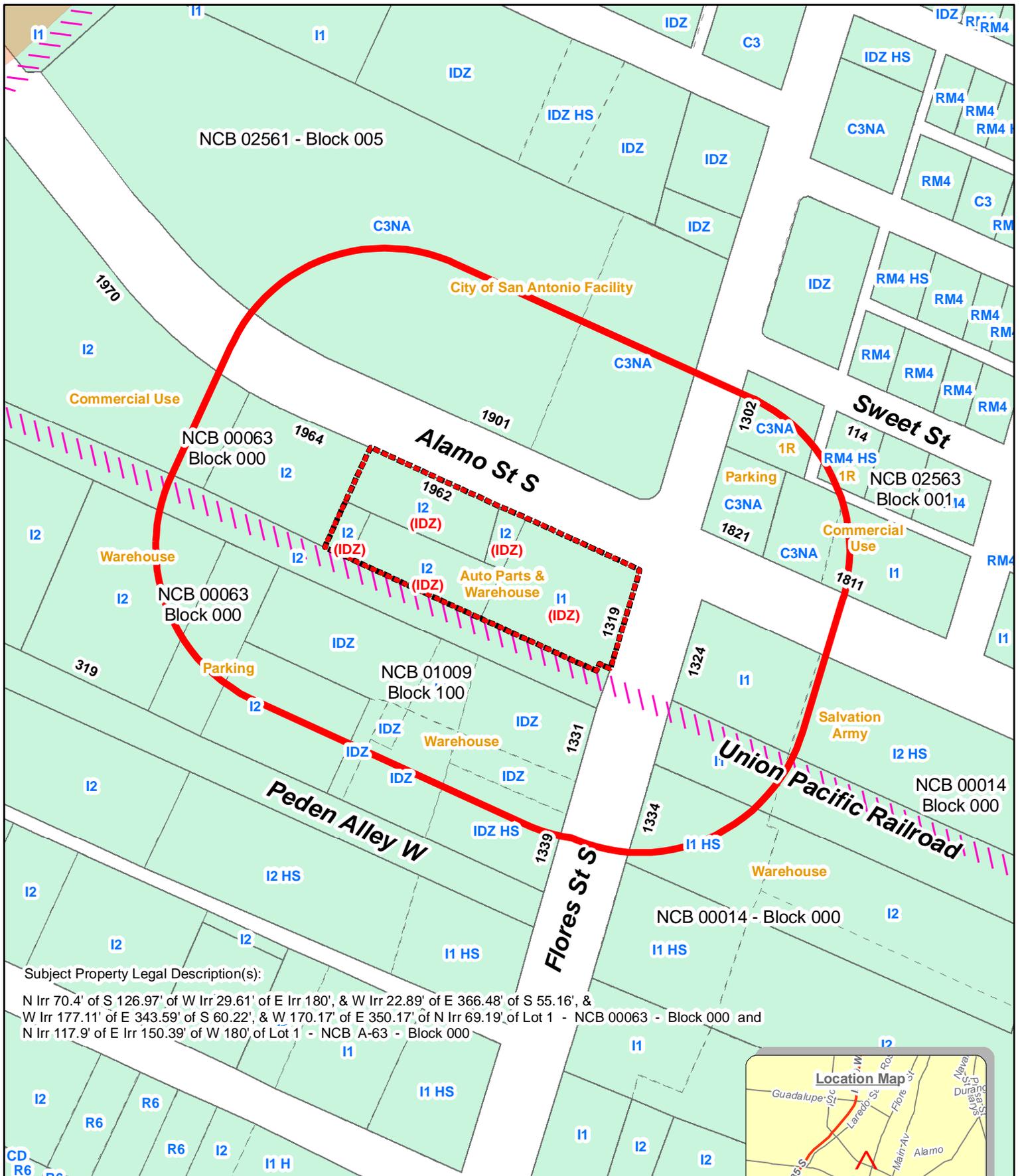
01/23/2008.

Helen I. Lutz

Sworn to and subscribed before me this 23rd day of of January, 2008.

Martha L. Machuca





Subject Property Legal Description(s):

N 1/4 of S 1/4 of W 1/4 of E 1/4 of S 55.16', & W 1/4 of E 1/4 of S 55.16', & W 1/4 of E 1/4 of S 55.16', & W 1/4 of E 1/4 of S 55.16', of Lot 1 - NCB 00063 - Block 000 and N 1/4 of E 1/4 of S 55.16', & W 1/4 of E 1/4 of S 55.16', & W 1/4 of E 1/4 of S 55.16', of Lot 1 - NCB A-63 - Block 000



Zoning Case Notification Plan

Case Z-2007-301

Council District 1

Scale: 1" approx. = 150'



Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain