

AN ORDINANCE 2013-09-19-0668

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 the following:

1.491 acres out of Block 96, NCB 271 save and except Lots 8, 9, 10, 11 and 22

From: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

To: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District

Lots 8, 9, 10 and 11, Block 96, NCB 271

From: "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District

To: "HE IDZ AHOD" Historic Exceptional Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District

Lot 22, Block 96, NCB 271

From: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

To: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family 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 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 September 29, 2013.

PASSED AND APPROVED this 19th day of September 2013.

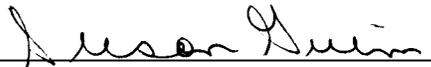

M A Y O R
Julián Castro

ATTEST:

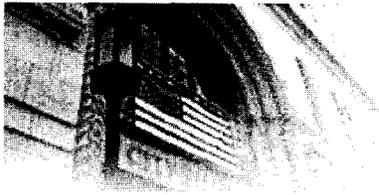


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

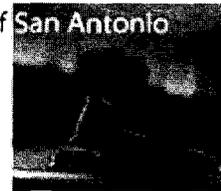


for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-7

Name:	27, Z-4, Z-5, Z-7, Z-8, Z-11						
Date:	09/19/2013						
Time:	02:13:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013175 (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District to "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District on 1.491 acres out of Block 96, NCB 271, save and except Lot 22, Block 96, NCB 271; and "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District on Lot 22, Block 96, NCB 271, with the "AHOD" Airport Hazard Overlay District and "HE" Historic Exceptional Overlay District remaining unchanged located on portions of the 500 Block of El Paso Street; the 700 Block of South Medina Street; and the 700 Block of South Frio Street. Staff recommends approval. Zoning Commission recommendation pending the September 17, 2013 public hearing.						
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				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



Ace Surveying, Inc.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL
LAND SURVEYOR #5409

Z 2013175

P. O. BOX 597
DEVINE, TEXAS 78016
Phone: 830-334-7264
Fax: 830-665-5796

Email: acesurveying@sbcglobal.net

1.491 ACRES
BEXAR COUNTY, TEXAS

A field note description of 1.491 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being all of Lots 6 through 11 and Lot 20 and part of Lots 12 and 18 and part of an alley, Block 96, NCB 271 of the City of San Antonio, Bexar County, Texas, comprising all of Lot 22, Block 96, NCB 271 of the Vista Verde South Unit 10A subdivision according to plat recorded in Volume 9529, Page 146 of the Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with a pink plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the most westerly northwest corner of the herein described tract and the southwest corner of a 0.322 of an acre tract of land described in deed recorded in Volume 11464, Page 898 of the Official Public Records of Bexar County, Texas, in the west line of said Lot 12 and the east right-of-way line of Medina Street;

Thence S 84°35'32" E, 169.07 feet along a north line of the herein described tract and the south line of said 0.322 acre tract to an iron pin set for the re-entrant corner of the herein described tract and the most westerly southwest corner of said Lot 22 in the center of said alley;

Thence N 06°32'09" E, 60.64 feet along an interior line of the herein described tract and the west line of said Lot 22 to an iron pin set for the most northerly northwest corner of the herein described tract and said Lot 22;

Thence S 84°00'51" E, 169.01 feet along the most northerly line of the herein described tract and said Lot 22 to an iron pin set for the northeast corner of the herein described tract and said Lot 22, in the west right-of-way line of Frio Street;

Thence S 06°32'09" W, 222.91 feet along the east line of said Lot 22 and said Lots 6 and 7 to an iron pin set for the southeast corner of the herein described tract and said Lot 7, at the intersection of the west right-of-way line of said Frio Street and the north right-of-way line of El Paso Street;

Thence N 84°00'51" W, 338.05 feet along the south line of the herein described tract and said Lots 7, 8, 9 and 10 and the north right-of-way line of said El Paso Street to an

ATTACHMENT A

"x" scribed in concrete for the southwest corner of the herein described tract and said Lot 10, at the intersection of the north right-of-way line of said El Paso Street and the east right-of-way line of aforesaid Medina Street;

Thence N 06°32'09" E, 160.56 feet along the west line of the herein described tract and said Lots 10, 11 and 12 to the place of beginning and containing 1.491 acres of land according to a survey made on the ground on May 31, 2013 by Ace Surveying, Inc.



Rhonda K. Butler
Registered Professional
Land Surveyor #5409
File: bx-sa-vv-96-05
Corresponding Plat Prepared



LOTS 6, 7, 8, 9, 10, 11, 12, 18 and 20
 INTENDED USE M/F + Student Housing
 WITH Retail Service, Office + Institutional

LOT 22
 INTENDED USE M/F + Student Housing

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

I, Rhonda K. Butler, 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.

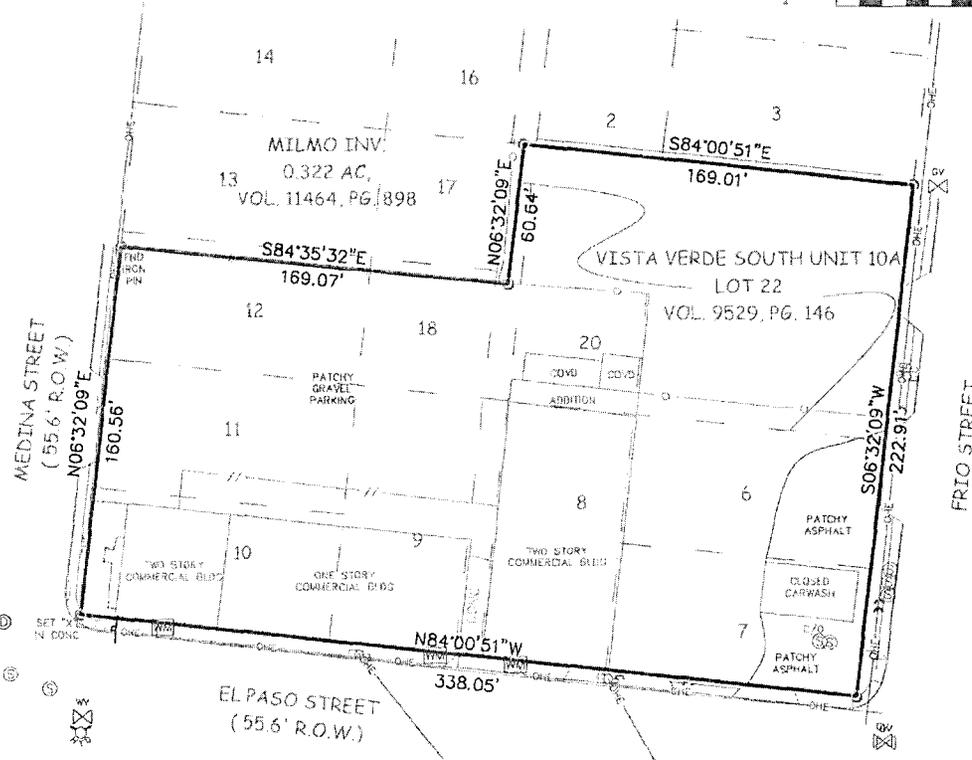
NOTES:

- 1) BASIS OF BEARING IS WGS 84
- 2) ALL IRON PINS SET ARE 3" REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409"
- 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) NO CURRENT TITLE COMMITMENT FOR TILL INSURANCE WAS FURNISHED AT THE TIME OF SURVEY. THEREFORE NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.

SCALE 1" = 50'

2013 SEP -9 AM 10:47

- LEGEND
- ☐ TELEPHONE PEDESTAL
 - ☐ POWER POLE
 - ☐ GAS VALVE
 - ☐ FIRE HYDRANT
 - ☐ MANHOLE
 - ☐ WATER VALVE
 - ☐ LIGHT POST
 - ☐ SIGN
 - ☐ WATER METER
 - ☐ GAS METER
 - ☐ GUY WIRE
 - ☐ OVERHEAD ELECTRIC
 - ☐ WIRE FENCE
 - ☐ WOOD FENCE
 - ☐ CHAIN LINK FENCE
 - ☐ WATER WELL
 - ☐ ELECTRIC METER BOX



AS Ace Surveying, Inc.

P. O. BOX 597
 DEVINE, TEXAS 78016
 830-334-7264
 830-665-5796 FAX
 acesurveying@abglobal.net

THIS DRAWING IS THE PROPERTY OF ACE LAND SERVICES AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF ACE LAND SERVICES. ACE LAND SERVICES ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE SHOWN HEREON. ALL RIGHTS RESERVED. COPYRIGHT 2011, ACE SURVEYING, INC.

SURVEY OF A 1.491 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 6 THROUGH 11 AND LOT 20 AND PART OF LOTS 12 AND 18 AND PART OF AN ALLEY, BLOCK 96, NCB 271 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALL OF VISTA VERDE SOUTH UNIT 10A ACCORDING TO PLAT RECORDED IN VOLUME 9529, PAGE 146 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS:
 COUNTY OF MEDINA:

I, RHONDA K. BUTLER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION.

RHONDA K. BUTLER
 REGISTERED PROFESSIONAL LAND SURVEYOR #5409

SURVEYED: MAY 31, 2013
 FILE NO: bx-so-wv-96-05