

AN ORDINANCE 2007-03-01-0248

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 0.782 acres out of NCB 63 from "I-2" Heavy Industrial District to "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50" (CD-Multi-Family Dwellings) Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre; and 1.369 acres out of NCB A-63 from "I-2" HS Heavy Industrial Historic Significant District and "I-1" HS General Industrial Historic Significant District to "IDZ" HS Infill Development Zone Historic Significant District with uses permitted in "C-2" and "MF-50" (CD-Multi-Family Dwellings) Multi-Family District with a Conditional Use for Multi-Family Dwellings not Exceeding 55 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 finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

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

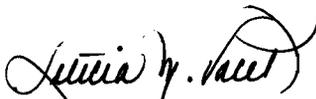
provided for in Section 35-491.

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 on March 11, 2007.

PASSED AND APPROVED this 1st day of March, 2007.

ATTEST:

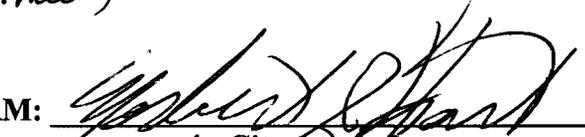

City Clerk



M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Consent Zoning Items P-1, Z-2, P-2, Z-3, Z-8, Z-11, Z-12, Z-13

Date: 03/01/07

Time: 03:15:26 PM

Vote Type: Multiple selection

Description:

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

22007036

EXHIBIT A

LEGAL DESCRIPTION

A 1.369 acre tract, 59,637 square feet more or less, tract of land out of a 13.4 acre tract being out of that tract of land described in conveyance to Fredic E. Seewald and wife, Mary E. Seewald, in Special Warranty Deed recorded in Volume 3517, Pages 580-582 of the Official Public Records of Real Property of Bexar County, Texas, said tract being out of New City Block (N.C.B.) A-53 of the City of San Antonio Bexar County Texas, and being more particularly described as follows:

BEGINNING: At a found lead plug and tack on the west right-of-way line of South Flores Street an 85-foot right-of-way per City Engineers Map Number 14, right-of-way found to be 82.5 feet the north line of N.C.B. 1009, the northeast corner of a 0.427 acre tract recorded in Volume 4303, Pages 1279-1285 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 13.4 acre tract, the southeast corner of the herein described tract

THENCE: N 77°31' 24" W, departing the west right-of-way line of South Flores Street, coincident with the south line of said 13.4 acre tract, the north line of N.C.B. 1009 a distance of 464.27 feet to a set "PX" nail in asphalt, said point being the southeast corner of a 1.131 acre tract recorded in Volume 8267, Pages 1600-1606 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the herein described tract from which a found 1/2" iron rod bears N 77°34' 13" W, a distance of 376.0 feet being on the east right-of-way line of Marty Street a Private Street the southwest corner of said 1.131 acre tract the northwest corner of the east 35.6 feet of Lot 31

THENCE: N 12°28' 36" E departing the south line of said 13.4 acre tract, the north line of said N.C.B. 1009, coincident with the east line of said 1.131 acre tract, a distance of 131.11 feet to a set "PX" nail in asphalt on the south line of West Feden Street, a Private Street the northeast corner of said 1.131 acre tract the northwest corner of the herein described tract

THENCE: S 77°31' 24" E, departing the east line of said 1.131 acre tract, coincident with the south line of West Feden Street, with an extension of the north line of said 1.131 acre tract, a distance of 445.46 feet to a set "X" in concrete on the west right-of-way line of South Flores Street, the east line of said 13.4 acre tract, the northeast corner of the herein described tract from which the intersection of the west right-of-way line of said South Flores Street, and the centerline of an existing railroad bears N 04°18' 36" E a distance of 288.5 feet

THENCE: S 04°18' 36" N, coincident with the south right-of-way line of South Flores Street, the east line of said 13.4 acre tract, a distance of 132.45 feet, to the POINT OF BEGINNING, and containing 1.369 acres in the City of San Antonio Bexar County Texas

EXHIBIT A

220070

EXHIBIT 'A'

LEGAL DESCRIPTION

0.782 acre tract of land, being a portion of a 1.641 acre tract of land, as recorded in Volume 10514, Page 1728, of the Real Property Records of Bexar County, New City Block 63, City of San Antonio Bexar County, Texas and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found in the northeast right of way line of Peden St., being the southwest corner of a 1.046 acre tract as conveyed in Volume 8163, Page 707 of the Real Property Records of Bexar County, Texas, and the northwest corner and the point of commencing of this 0.782 acre tract as follows:

THENCE: South 45 degrees 04 minutes 20 seconds East, along the northeast right of way line of Peden St., being the southwest line of a 0.859 acre tract, a distance of 169.53 feet to a 1/2 inch iron rod set, being the southwest corner of said 0.59 acre tract and the northeast corner and the point of beginning of this 0.782 acre tract

THENCE: North 43 degrees 37 minutes 14 seconds East departing the northeast right of way line of Peden St., along the south line of this 0.782 acre tract, a distance of 220.77 feet to a 1/2 inch iron rod set being the northeast corner of this tract;

THENCE: South 45 degrees 22 minutes 26 seconds East, along the northeast line of this tract, being the southwest line of the M.&T. Railroad, a distance of 65.00 feet to a 1/2 inch iron rod found being northeast corner of a 0.4872 acre tract as conveyed in Volume 10452, Page 681, of the Real Property Records of Bexar County, Texas, being an angle point

THENCE: South 43 degrees 37 minutes 14 seconds West, along the south line of said 0.4872 acre tract, a distance of 99.03 feet to a 1/2 inch iron rod found being the northwest corner of said 0.4872 acre tract

THENCE: South 45 degrees 21 minutes 25 seconds East, along the west line of said 0.482 acre tract, a distance of 161.97 feet to a 1/2 inch iron rod found being the southeast corner of this 0.782 acre tract

THENCE: South 44 degrees 33 minutes 37 seconds West, along the south line of this 0.782 acre tract and the north line of a 30 foot easement as recorded in Volume 6595, Page 307 of the Real Property Records of Bexar County, Texas, a distance of 122.84 feet to a 1/2 inch iron rod found in the northeast right of way line of Peden St. being the southwest corner of this tract.

THENCE: North 45 degrees 04 minutes 20 seconds West, along the northeast right of way line of Peden St. a distance of 224.98 feet to the point of beginning and containing 0.782 acres (34.070 sq. ft.) of land

MEETING OF THE CITY COUNCIL

Consent

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
ENVIRONMENTAL SERVICES
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: Z-3
 DATE: MAR 01 2007
 MOTION: Pres / Gutierrez
 ORDINANCE NUMBER: 2007-03-01-0248
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: Z 2007006 CD
 TRAVEL AUTHORIZATION: _____
D1

ROGER D. FLORES District 1			
SHEILA D. MONTE District 2			
ROLAND GUTIERREZ District 3			
RICHARD PEREZ District 4			
PATT BABCOE District 5			
DELICIA HERRERA District 6			
ELENA GUJARDO District 7			
ATT A. HALL District 8			
KRIVIN A. WOLFF District 9			
CHRISTOPHER "CHIP" HAASS District 10			
PHIL HADENBERGER Mayor			