

AN ORDINANCE 2011-01-20-0060

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 0.271 acre being a portion of Lot 11 and all of Lot 12, Block 9, NCB 712 from "H O-2 HS AHOD" Lavaca Historic Historic Significant High-Rise Office Airport Hazard Overlay District to "H IDZ HS AHOD" Lavaca Historic Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1.5 S" Mid-Rise Office District with a Specific Use Authorization for an Art Studio.

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 finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City council approves this Specific Use Authorization 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 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.

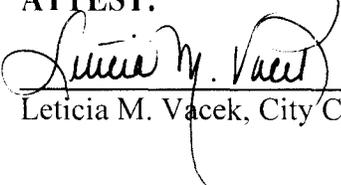
SECTION 6. The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective January 30, 2011.

PASSED AND APPROVED this 20th day of January 2011.

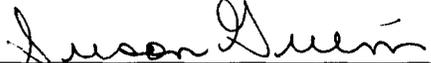

M A Y O R
Julián Castro

ATTEST:

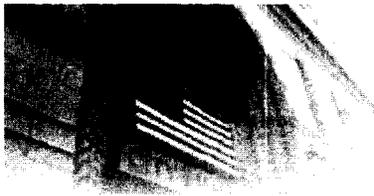


Leticia M. Vacek, City Clerk

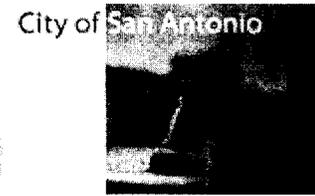
APPROVED AS TO FORM:



Michael D. Bernard, City Attorney
FB



Request for
COUNCIL
ACTION



Agenda Voting Results - Z-4

Name:	Z-3, P-1, Z-4, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-21						
Date:	01/20/2011						
Time:	02:22:39 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011017 S (District 1): An Ordinance amending the Zoning District Boundary from "H O-2 HS AHOD" Lavaca Historic High-Rise Office Historic Significant Airport Hazard Overlay District to "H IDZ HS AHOD" Lavaca Historic Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1.5 S" Mid-Rise Office District with a Specific Use Authorization for an Art Studio on 0.271 of an acre being a portion of Lot 11 and all of Lot 12, Block 9, NCB 712 located at 126 Lavaca Street. Staff and Zoning Commission recommend approval, pending the plan amendment.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

APR-06-2005 11:10PM TO-440404

FROM-

1-7M P.01/003 F-211

FIELD NOTES

A 0.271 acre tract being a portion of Lot 11 and all of Lot 12, Block 9, of New City Block 712, Bexar County, Texas, said 0.271 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a *Point* Post Found, for the north corner of the herein described tract, said *Point* Post being in the northeast line of Lot 11, and being in the southwest line of 53.6 foot wide right-of-way of Lavaca Street;

THENCE, with the setback line of said Lavaca Street and the northern line of Lot 11 and Lot 12, and the highest described tract, S 60°00'00" E, (bearing South), a distance of 71.84 Feet to a *Witness* Post Found, for the east corner of the said Lot 12 and the herein described tract, said *Witness* Post being the north corner of Lot 13 of the said Block 9;

THENCE, leaving said Lavaca Street, with the northwest line of the said Lot 13 and with the northern line of the said Lot 12 and the herein described tract, S 29°31'59" W, a distance of 153.84 Feet to a *Witness* Post Found for the south corner of the said Lot 12 and the herein described tract, said *Witness* Post being the west corner of the said Lot 13, and being in the northern line of the 37.8 foot wide right-of-way of Reddigo Street;

THENCE, with the setback line of the said Reddigo Street and the southwest line of the said Lot 12, Lot 11, and the herein described tract, N 89°42'21" W, a distance of 64.53 Feet to a *Witness* Post Found for the west corner of the herein described tract;

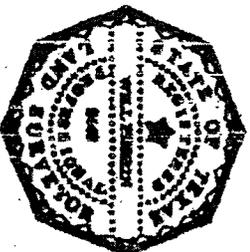
THENCE, leaving said Lot 13, and crossing the said Lot 11, with the northwest line of the herein described tract, the following four (4) corners:

- 1.) N 24°15'25" E, a distance of 23.83 Feet to a *Witness* Post Found for an angle point,
- 2.) N 60°35'00" W, a distance of 31.13 Feet to a *Witness* Post Found for an angle point,
- 3.) N 48°15'36" E, a distance of 85.30 Feet to a *Witness* Post Found for an angle point, and
- 4.) N 28°35'22" E, a distance of 51.80 Feet to the POINT OF BEGINNING and containing 0.271 acres of land, more or less.

NOTE: 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.

Will Purdie

Will Purdie
Registered Professional Land Surveyor
Texas Registration No. 5443
April 6, 2005



STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
This page to which this certificate is affixed may have
been lawfully altered to read a full, true and correct
information but is otherwise a full and correct copy of the original on file and of record in my office.
OCT 25 2010
ATTESTED:

GERARD RICKHOFF

COUNTY CLERK
BEXAR COUNTY, TEXAS



Debra
DEPUTY

Attachment A

