

AN ORDINANCE      2013-01-17-0037

**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 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio-sound and recording on 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978 and 0.12 of an acre out of Lot 9, Block 10, NCB 979 and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio-sound and recording on 0.482 of an acre out of Lots 7 and 8, Block 10, NCB 979.

**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 January 27, 2013.

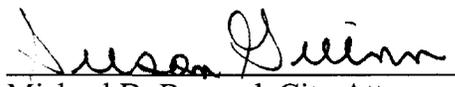
**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2013.

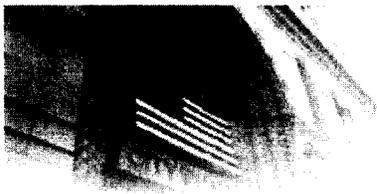
  
M A Y O R  
Julián Castro

**ATTEST:**

  
Leticia M. Vacek, City Clerk

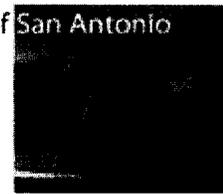
**APPROVED AS TO FORM:**

  
Michael D. Bernard, City Attorney  
for



Request for  
**COUNCIL  
ACTION**

City of San Antonio



## Agenda Voting Results - Z-7

<b>Name:</b>	Z-7						
<b>Date:</b>	01/17/2013						
<b>Time:</b>	02:37:48 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013003 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio-sound and recording on 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978 and 0.12 of an acre out of Lot 9, Block 10, NCB 979 and to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio-sound and recording on 0.482 of an acre out of Lots 7 and 8, Block 10, NCB 979. 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			x	
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10	x					

Z 2013003

**CROSS BRANCH  
SURVEYING**  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF BEXAR

0.041 ACRE  
502 E. GRAYSON ST.

Description of a 0.041 acre tract of land (called 0.0443 acre) out of Lot 9, Block 10, New City Block 979, situated in the City of San Antonio, Bexar County, Texas, same being all of that certain tract of land conveyed to Alex F. Ortiz, and wife, Elisa G. Ortiz, and Roland G. Ortiz by Warranty Deed recorded in Volume 1426, Page 508 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½" iron rod found at the southeast right-of-way intersection of E. Grayson St. and N. Alamo St., for the northwest corner of said Lot 9, same being the northwest corner of that certain tract of land called 0.0432 acres conveyed to Abington Midtown LLC by Warranty Deed recorded in Volume 14962, Page 174 of the Official Public Records of Bexar County, Texas, and also being the **POINT OF COMMENCEMENT** of this herein described tract;

**THENCE**, S. 79° 11' 06" E. with the south right-of-way line of E. Grayson St. same being the north line of said Lot 9, a distance of 36.10 feet to a ½" iron rod found for the northeast corner of said 0.0432 acre tract and the northwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE**, S. 79° 11' 06" E., continuing with the south right-of-way line of E. Grayson St., same being the north line of said Lot 9, a distance of 38.00 feet (called 38.0 feet) to a chiseled "X" set in concrete for the northeast corner of this herein described tract, same being the northwest corner of that certain tract of land called 0.0423 acres conveyed to Alex F. Ortiz, and wife Elisa G. Ortiz, and Dagoberto G. Ortiz by Warranty Deed recorded in Volume 1426, Page 498 of the Official Public Records of Bexar County, Texas;

**THENCE**, S. 09° 50' 46" W., leaving the south right-of-way line of E. Grayson St., over and across said Lot 9, a distance of 46.43 feet (called 50.12 feet) to a ½" iron rod set in the north line of Lot 8, same being the south line of said Lot 9, for the southeast corner of this herein described tract;

**THENCE**, N. 79° 07' 52" W., with the common line of said Lot 8 and said Lot 9, a distance of 39.11 feet (called 39.2 feet) to a ½" iron rod set for the southwest corner of this herein described tract;

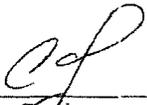
1 of 2

**ATTACHMENT A**

THENCE, N. 11° 13' 07" E., leaving the north line of said Lot 8, over and across said Lot 9, a distance of 46.39 feet (called 50.05 feet) to the **POINT OF BEGINNING**, containing 0.041 acres (1,789 square feet) of land more or less.

Bearing basis - S 15° 44' 12" W. - the east line of said N. Alamo St. as found monumented on the ground

I hereby certify that this survey was performed upon the ground, September 15, 2011, Under my direct supervision and true and correct to the best of my knowledge.



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Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #11-9-7C



**CROSS BRANCH  
SURVEYING**  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF BEXAR

0.039 ACRE  
504 E. GRAYSON ST.

Description of a 0.039 acre tract of land (called 0.0423 acres) out of Lot 9, Block 10, New City Block 979, situated in the City of San Antonio, Bexar County, Texas, same being all of that certain tract of land conveyed to Alex F. Ortiz, and wife Elisa G. Ortiz, and Dagoberto G. Ortiz by Warranty Deed recorded in Volume 1426, Page 498 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½" iron rod found at the southeast right-of-way intersection of E. Grayson St. and N. Alamo St., for the northwest corner of said Lot 9, same being the northwest corner of that certain tract of land called 0.0432 acres conveyed to Abington Midtown LLC by Warranty Deed recorded in Volume 14962, Page 174 of the Official Public Records of Bexar County, Texas, and also being the **POINT OF COMMENCEMENT** of this herein described tract;

**THENCE**, S. 79° 11' 06" E. with the south right-of-way line of E. Grayson St. same being the north line of said Lot 9, a distance of 74.10 feet to a chiseled "X" set in concrete for the northeast corner of that certain tract of land called 0.0443 acres conveyed to Alex F. Ortiz, and wife, Elisa G. Ortiz, and Roland G. Ortiz by Warranty Deed recorded in Volume 1426, Page 508 of the Official Public Records of Bexar County, Texas, same being the northwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE**, S. 79° 11' 06" E., continuing with the south right-of-way line of E. Grayson St., same being the north line of said Lot 9, a distance of 36.95 feet (called 37.0 feet) to a ½" iron rod found for the northeast corner of this herein described tract, same being the northwest corner of that certain tract of land called 0.0428 acres conveyed to Bertha A. Moore by Warranty Deed recorded in Volume 5368, Page 266 of the Official Public Records of Bexar County, Texas;

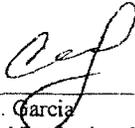
**THENCE**, S. 10° 25' 07" W. leaving the south right-of-way line of E. Grayson St., over and across said Lot 9, a distance of 46.46 feet (called 50.17 feet) to a ½" iron rod set in the north line of Lot 8, same being the south line of said Lot 9, for the southeast corner of this herein described tract;

**THENCE**, N. 79° 07' 52" W., with the common line of said Lot 8 and said Lot 9, a distance of 36.49 feet (called 36.5 feet) to a ½" iron rod set for the southwest corner of this herein described tract;

THENCE, N. 09° 50' 46" E., leaving the north line of said Lot 8, over and across said Lot 9, a distance of 46.43 feet (called 50.12 feet) to the **POINT OF BEGINNING**, containing 0.039 acres (1,705 square feet) of land more or less.

Bearing basis - S 15° 44' 12" W. - the east right-of-way line of N. Alamo St. as found monumented on the ground

I hereby certify that this survey was performed upon the ground, September 15, 2011, Under my direct supervision and true and correct to the best of my knowledge.



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Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #11-9-8C



Z 2013003

**CROSS BRANCH  
SURVEYING**  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF BEXAR

0.040 ACRE  
500 E. GRAYSON ST.

Description of a 0.040 acre tract of land (called 0.0432 acres) out of Lot 9, Block 10, New City Block 979, situated in the City of San Antonio, Bexar County, Texas, and being all that certain tract of land conveyed to Abington Midtown LLC by Warranty Deed recorded in Volume 14962, Page 174 of the Official Public Records of Bexar County, Texas, and further described in a conveyance to Manuel Ortiz and Elisa Garza Ortiz recorded in Volume 1967, Page 314 of said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found at the southeast right-of-way intersection of E. Grayson St. and N. Alamo St., for the northwest corner of said Lot 9, and also being the northwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE**, S. 79° 11' 06" E. with the south right-of-way line of E. Grayson St. same being the north line of said Lot 9, a distance of 36.10 feet (called 36.1 feet) to a ½" iron rod found for the northeast corner of this herein described tract, same being the northwest corner of that certain tract of land called 0.0443 acres conveyed to Alex F. Ortiz, and wife, Elisa G. Ortiz, and Roland G. Ortiz by Warranty Deed recorded in Volume 1426, Page 508 of the Official Public Records of Bexar County, Texas;

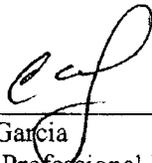
**THENCE**, S. 11° 13' 07" W. leaving the south right-of-way line of E. Grayson St, over and across said Lot 9, a distance of 46.39 feet (called 50.05 feet) to a ½" iron rod set in the north line of Lot 8, Block 10, New City Block 979, for the southeast corner of this herein described tract;

**THENCE**, N. 79° 07' 52" W., with the common line of said Lot 8 and said Lot 9, a distance of 39.76 feet (called 39.20 feet) to a ½" iron rod found in the east right-of-way line of N. Alamo St. for the northwest corner of said Lot 8, same being the southwest corner of said Lot 9, and also being the southwest corner of this herein described tract;

**THENCE:** N. 15° 44' 12" E. (being bearing basis) with the east right-of-way line of North Alamo St., same being the west line of said Lot 9, a distance of 46.52 feet (called 50.12 feet) to the **POINT OF BEGINNING**, containing 0.040 acres (1,759 square feet) of land more or less.

Bearing basis – N 15° 44' 12" E. – the east line of N. Alamo St. as found monumented on the ground

I hereby certify that this survey was performed upon the ground, September 15, 2011,  
Under my direct supervision and true and correct to the best of my knowledge.



---

Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #11-9-6C



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SURVEYING**  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF BEXAR

0.482 ACRES  
1816&1822 N. ALAMO

Description of a 0.482 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being all of Lot 8 and a tract of land called the west 150 feet of Lot 7, Block 10, New City Block 979, described in Volume 14551, Page 220 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the east right-of-way line of N. Alamo St. (50' wide right-of-way) for the southwest corner of Lot 9, of said Block 10, same being the northwest corner of said Lot 8 and the **POINT OF BEGINNING** and northwest corner of this herein described tract;

**THENCE**, with the north line of said Lot 8, the following three (3) courses and distances:

- 1) S 79° 07' 52" E, a distance of 229.80 feet to a ½" iron rod found for an angle point;
- 2) S 52° 59' 39" E, a distance of 46.84 feet to a ½" iron rod found for an angle point;
- 3) S 37° 57' 48" E, a distance of 47.52 feet to a ½" iron rod found for the east corner of said Lot 8 and this herein described tract;

**THENCE**, N 78° 45' 31" W, with the south line of said Lot 8, a distance of 160.69 feet to a ½" iron rod found for an interior corner of this herein described tract;

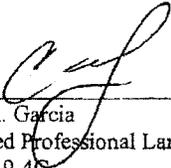
**THENCE**, S 15° 42' 01" W, leaving the south line of said Lot 8, over and across said Lot 7, a distance of 46.06 feet to a ½" iron rod found in the south line of said Lot 7 for the southeast corner of this herein described tract;

**THENCE**, N 78° 44' 25" W, with a portion of the south line of said Lot 7 for the south line of this herein described tract, a distance of 151.21 feet to an iron pipe found in the east right-of-way line of N. Alamo St. for the southwest corner of said Lot 7 and this herein described tract;

THENCE: N 15° 44' 12" E, (being bearing basis) with the east right-of-way line of N. Alamo St., same being the west line of said Lot 7 and Lot 8, a distance of 96.08 feet to the **POINT OF BEGINNING**, containing 0.482 acres (20,976 square feet) of land more or less.

Bearing basis – S 15° 44' 12" W. – the west line N. Alamo St. as found monumented on the ground

I hereby certify that this survey was performed upon the ground, September 15, 2011, Under my direct supervision and true and correct to the best of my knowledge.

  
Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #11-9-4C



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STATE OF TEXAS  
COUNTY OF BEXAR

0.209 ACRE  
1900 N. ALAMO ST.

Description of a 0.209 acre tract of land, being a portion of Lot 1 and Lot 2, Block 21, New City Block 978, situated in the City of San Antonio, Bexar County, Texas, said 0.209 acre tract conveyed to Abington Midtown, LLC by Special Warranty Deed recorded in Volume 14551, Page 215 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows;

**BEGINNING:** At a ½" iron rod found marking the northeast intersection of E. Grayson Street and N. Alamo Street, and being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE:** N. 15° 26' 15" E. (called N. 15° 42' 46" E. 93.65 feet) along the east right-of-way line of N. Alamo Street, a distance of 93.47 feet to a ½" iron rod found for the southwest corner of that certain tract of described as Tract 1 conveyed to Eliseo E. Salazar and wife, Yolanda G. Salazar by Warranty Deed recorded in Volume 3141, Page 1168, of the Deed Records of Bexar County, Texas, and being the northwest corner of this herein described tract;

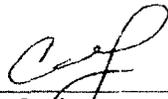
**THENCE:** S. 79° 03' 48" E. (called S. 78° 40' 00" E. 87.99 feet) leaving the east right-of-way line of N. Alamo Street, with the south line of said Salazar tract, a distance of 88.08 feet to a ½" iron rod found for the northwest corner of that certain tract of land conveyed to May Line E. Hogan by Special Warranty Deed recorded in Volume 13239, Page 984 of the Official Public Records of Bexar County, Texas, and being the northeast corner of this herein described tract;

**THENCE:** S. 03° 46' 33" W. (called S 04° 04' 11" W. 93.75 feet) with the west line of said Hogan tract, a distance of 93.89 feet to a ½" iron rod found in the north right-of-way line of E. Grayson Street for the southeast corner of this herein described tract;

**THENCE:** N. 79° 04' 50" W. (called N. 78° 52' 04" W. 107.00 feet) along the north right-of-way line of E. Grayson Street a distance of 107.11 feet to the **POINT OF BEGINNING** and containing 0.209 acres (9093 square feet) of land more or less.

Bearing basis – S 15° 44' 12" W. – the east right-of-way line of N. Alamo St., same being the west line of Lot 8 and 9, Block 10, New City Block 979, City of San Antonio, Bexar County, Texas as found monumented on the ground

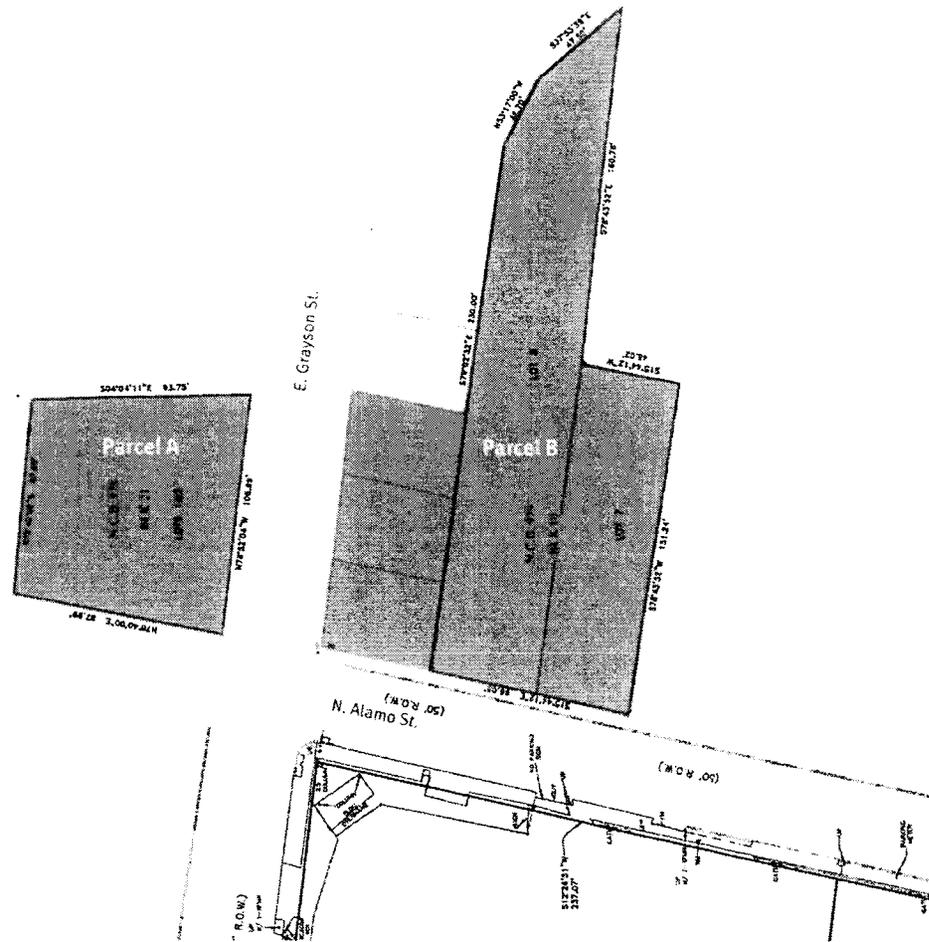
I hereby certify that this survey was performed upon the ground, September 15, 2011, Under my direct supervision and true and correct to the best of my knowledge.



Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904  
WO #11-9-5C

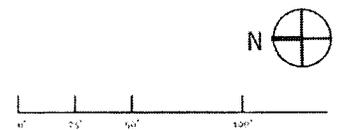


22013003



"I, Criterion Broadway, L.P., 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.

Parcel to be zoned 'IDZ' with uses permitted in 'C-2', multifamily uses not to exceed 76 units per acre, and the additional uses of Bar/Tavern without cover charge 3 or more days per week, nightclub without cover charge 3 or more days per week, microbrewery, hotel, studio - sound and recording."



Alamo IDZ Zoning Exhibit  
San Antonio, Texas



Preliminary Site Plan  
Scale 1" = 50'-0"

09.27.2012	2012055.00	1
<small>           Prepared by: JHP 2007            Head of Manufacturing &amp; Construction Department: RONALD E. H. ...            Registered Architect of State of Texas, Registration No. ...         </small>		

ATTACHMENT B