SG/cla
05/01/2014
Z-4

CASE NO. Z2014109 S

AN ORDINANCE 2014-05-01-0295

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 1.168 acres out of Tract 7A, NCB 10234 from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "L S EP-1" Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts.

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 specific 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 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 May 11, 2014.

PASSED AND APPROVED this 1st day of May 2014.

M A Y O R
for **Julián Castro**

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-4 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-14, P-4, Z-17, Z-18)**
Date:	05/01/2014
Time:	02:19:05 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2014109 S (District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "L S EP-1" Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts on 1.168 acres out of Tract 7A, NCB 10234 located at 3363 East Commerce Street. Staff and Zoning Commission recommend approval.
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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

Z2014109

Gibbons Surveying & Mapping, Inc.

FIELD NOTES FOR A ZONING EXHIBIT
#3363 EAST COMMERCE STREET

1.168 ACRES OUT OF NEW CITY BLOCK 10234, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 6.806 ACRES TRACT RECORDED IN VOLUME 15949, PAGE 518 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At a set ½" iron rod stamped "GIBBONS" on the north right of way line of East Commerce Street (U.S. Highway 90 East) (120' wide public right of way), the southeast corner of Lot 20, GAYLORD CONTAINER SUBDIVISION as recorded in Volume 9524, Page 202 of the Deed and Plat Records, the southwest corner of the aforementioned 6.806 acre tract;

THENCE: North 11°02'00" West (bearings are based on the recorded deed) 206.68' to a point on the west property line of the 6.806 acre tract, the east property line of said Lot 20;

THENCE: North 79°07'31" East 155.59' to a building corner, the POINT OF BEGINNING and southwest corner hereof;

THENCE: North 11°01'26" West 309.05' along west building line to the northwest building corner;

THENCE: North 79°01'33" East 188.94 along north building line to the northeast building corner;

THENCE: South 10°51'55" East 44.97' to a building corner;

THENCE: South 78°56'37" West 34.00' to a re-entrant building corner;

THENCE: South 11°03'23" East 286.06' to a building corner, the southeast corner hereof;

THENCE: South 78°58'52" West 66.96 to a building corner;

THENCE: North 10°45'43" West 21.75 to a re-entrant building corner;

THENCE: South 79°14'17" West 88.13' to the POINT OF BEGINNING of this 1.168 acre (50,888 square feet.) tract.

THESE FIELD NOTES TOGETHER WITH A ZONING EXHIBIT WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

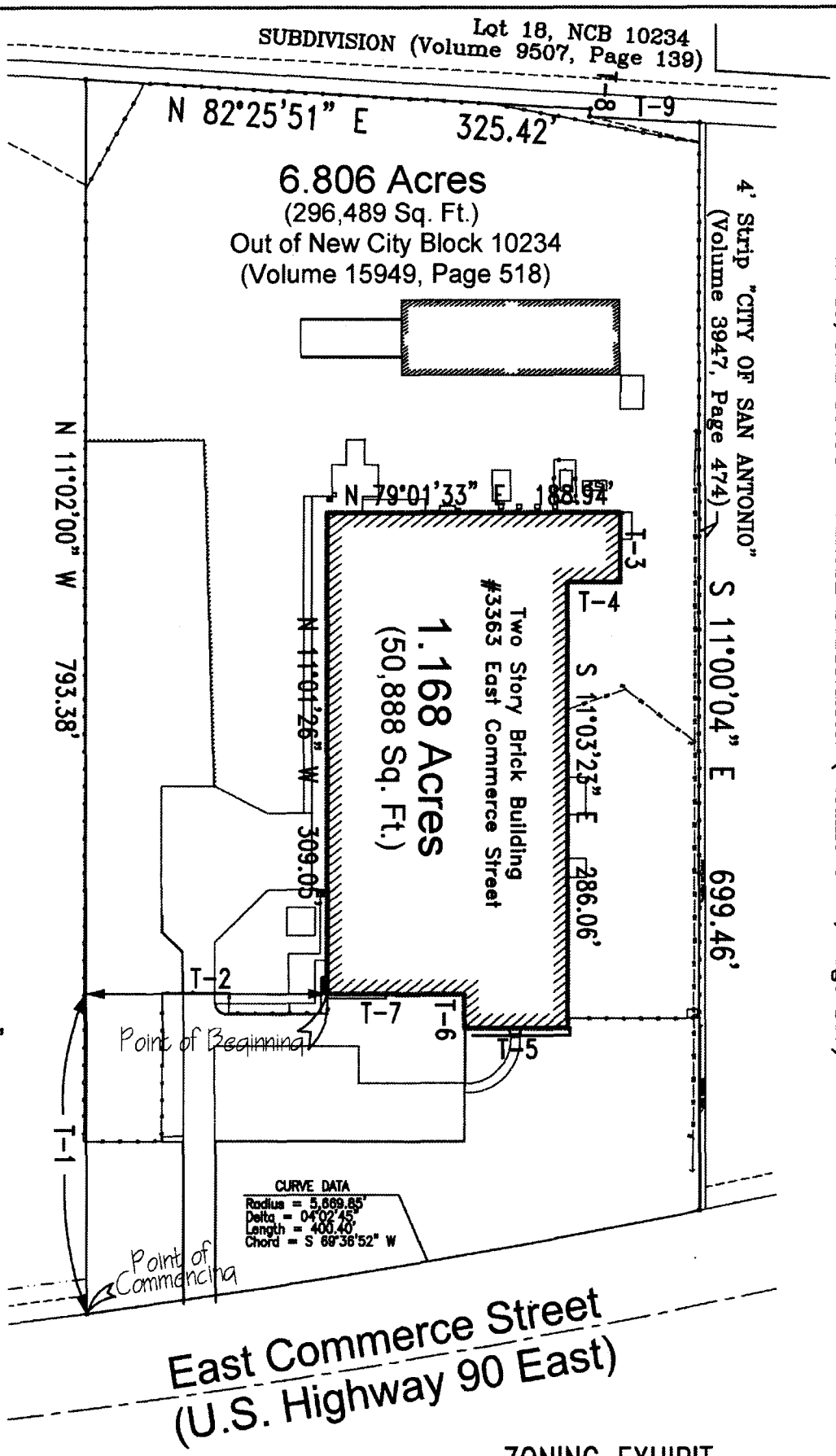
Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: February 10, 2014; Job No.: 14-4427
Doc I.D.: 3363 Commerce St-zoning exhibit; GAG/aa

STATE OF TEXAS REGISTERED GARY ARTHUR GIBBONS 4716 PROFESSIONAL LAND SURVEYOR

GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapsody Drive, San Antonio, TX 78216
(210) 366-4600 www.gibbonssurveying.com
TBPLS Firm No. 10119900

Attachment A



I, Eugene and Betty Braden, the property owners, 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 the City Council approval of a site plan in conjunction with a rezoning case does not releive me from adherance to any/all City adopted Codes at the time of plan submittal for building permits.

LINE DATA

No.	Bearing	Distance
T-1	N 11°02'00" W	206.68'
T-2	N 79°07'31" E	155.59'
T-3	S 10°51'55" E	44.97'
T-4	S 78°56'37" W	34.00'
T-5	S 78°58'52" W	66.96'
T-6	N 10°45'43" W	21.75'
T-7	S 79°14'17" W	88.13'
T-8	S 06°02'56" E	4.82'
T-9	N 82°20'33" E	71.07'

Impervious cover total for existing building is 50,888 SF. Multiple Parking Spaces are provided outside of building. No setbacks are required within the existing building

ZONING EXHIBIT

1.168 Acres out of New City Block 10234 San Antonio, Bexar County, Texas, being out of a 6.806 acre tract recorded in Volume 15949, Page 518 of The Real Property Records of Bexar County, Texas.

Gibbons Surveying & Mapping, Inc.
P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

ATTACHMENT B