

AN ORDINANCE      2013 - 01 - 17 - 0033

**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 0.974 of an acre out of Lots 4, 5, 6, 7, 8 and 9, NCB 1758 from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with Townhomes (Attached Single-Family Residences) not to exceed 27 units per acre.

**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.

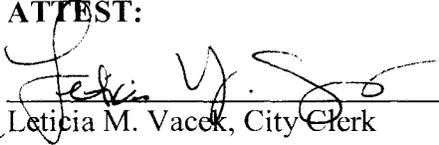
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective January 27, 2013.

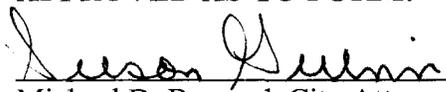
**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2013.

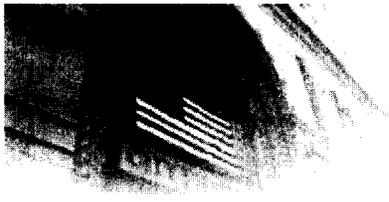
  
M A Y O R  
Julián Castro

**ATTEST:**

  
for 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-1

<b>Name:</b>	Z-1, Z-3, Z-4, Z-6, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-18, Z-19, Z-20, Z-21, Z-23, P-3, P-4, Z-24, Z-25, Z-26, Z-27, Z-29						
<b>Date:</b>	01/17/2013						
<b>Time:</b>	02:17:12 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013011 (District 1): An Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with Townhomes (Attached Single-Family Residences) not to exceed 27 units per acre on 0.974 of an acre out of Lots 4, 5, 6, 7, 8 and 9, NCB 1758 located at 1112, 1114, and 1126 (also known as 1120) East Quincy Street. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	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				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				x
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
Carlton Soules	District 10		x				

## METES AND BOUNDS

Being 0.974 acres of land, more or less, and being all of Lots 5, 6, and a part of Lots 4, 7, 8, and 9, New City Block 1758, San Antonio, Bexar County, Texas, as described in a Special Warranty Deed recorded in Volume 10531, Page 1408, Save and Except that tract conveyed in a Special Warranty Deed to the San Antonio River Foundation recorded in Volume 12806, Page 2463, and being a portion of Lots C and D, New City Block 1758, as described in a Special Warranty Deed recorded in Volume 15275, Page 1821, Official Public Records of Bexar County, Texas, said 0.974 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for an angle point of this 0.974 acres, same being the West corner of Lot 4 and the North Corner of Lot D, same also being on the southeast Right-of-Way line of E. Quincy Street and the **POINT OF BEGINNING**;

**THENCE** along the southeast Right-of-Way line of said E. Quincy Street, North 56 degrees 00 minutes 08 seconds East, a distance of 163.81 feet (called 164.54 feet) to a 1/2 inch iron rod found for a northerly corner of this 0.974 acres, same being the point of curvature of a curve to the right;

**THENCE** along said curve to the right having a radius of 19.73 feet, an arc length of 18.51 feet, a chord length of 17.84 feet, a chord bearing of North 82 degrees 53 minutes 27 seconds East (called North 83 degrees 09 minutes 14 seconds East), and a delta angle of 53 degrees 45 minutes 10 seconds to a point for the North corner of this 0.974 acres, same being the point of tangency and on the Southwest Right-of-Way line of Newell;

**THENCE** along the southwest Right-of-Way line of said Newell Street, South 70 degrees 13 minutes 58 seconds East (called South 69 degrees 58 minutes 11 seconds East), a distance of 176.13 feet to a 1/2 inch iron rod for set for the upper East corner of this 0.974 acres, same being the northwest corner of the San Antonio River Foundation tract;

**THENCE** along the line common to this 0.974 acres and said River Foundation tract, South 16 degrees 05 minutes 43 seconds West (South 16 degrees 27 minutes 16 seconds West), a distance of 27.70 feet (called 27.66 feet) to a 1/2 inch iron rod set for the lower East corner of this 0.974 acres, same being the southwest corner of said River Foundation tract and on the northwest line of the Samuels Glass Co., 0.5673 acres (Volume 2955, Page 1633);

**THENCE** along the line common to this 0.974 acres and said Samuels., 0.5673 acres, South 56 degrees 00 minutes 06 seconds West, a distance of 216.23 feet (called 217.30 feet) to a 1/2 inch iron rod set for the South corner of this 0.974 acres and on the northeast Right-of-Way line of IH 35;

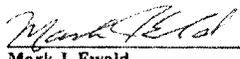
**THENCE** along the northeast Right-of-Way line of said IH 35 the following courses and distances;

North 75 degrees 21 minutes 56 seconds West (called North 75 degrees 06 minutes 09 seconds West), a distance of 70.48 feet (called 70.52 feet) to a 1/2 inch iron rod found for an angle corner of this 0.974 acres, same being on the southwest line of said Lot 4 and on the northeast line of said Lot D;

North 68 degrees 06 minutes 23 seconds West (called North 67 degrees 50 minutes 36 seconds West), a distance of 138.81 feet (called 139.21 feet) to a 1/2 inch iron rod set for the West corner of this 0.974 acres, same being at the intersection of the northeast Right-of-Way line of said IH 35 and the southeast Right-of-Way line of said E. Quincy Street;

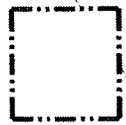
**THENCE** along the southeast Right-of-Way line of said E. Quincy Street, North 55 degrees 56 minutes 59 seconds East (called North 56 degrees 15 minutes 58 seconds East), at a distance of 36.34 feet pass a Mag nail found for the North corner of said Lot C, same being the West corner of said Lot D, and continuing for a total distance of 78.06 feet (called 78.40 feet) to the **POINT OF BEGINNING**, and containing 0.974 acres of land, more or less.

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. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS observations.

  
 Mark J. Ewald  
 Registered Professional Land Surveyor  
 Texas Registration No. 5095  
 June 23, 2012



Z 2013011

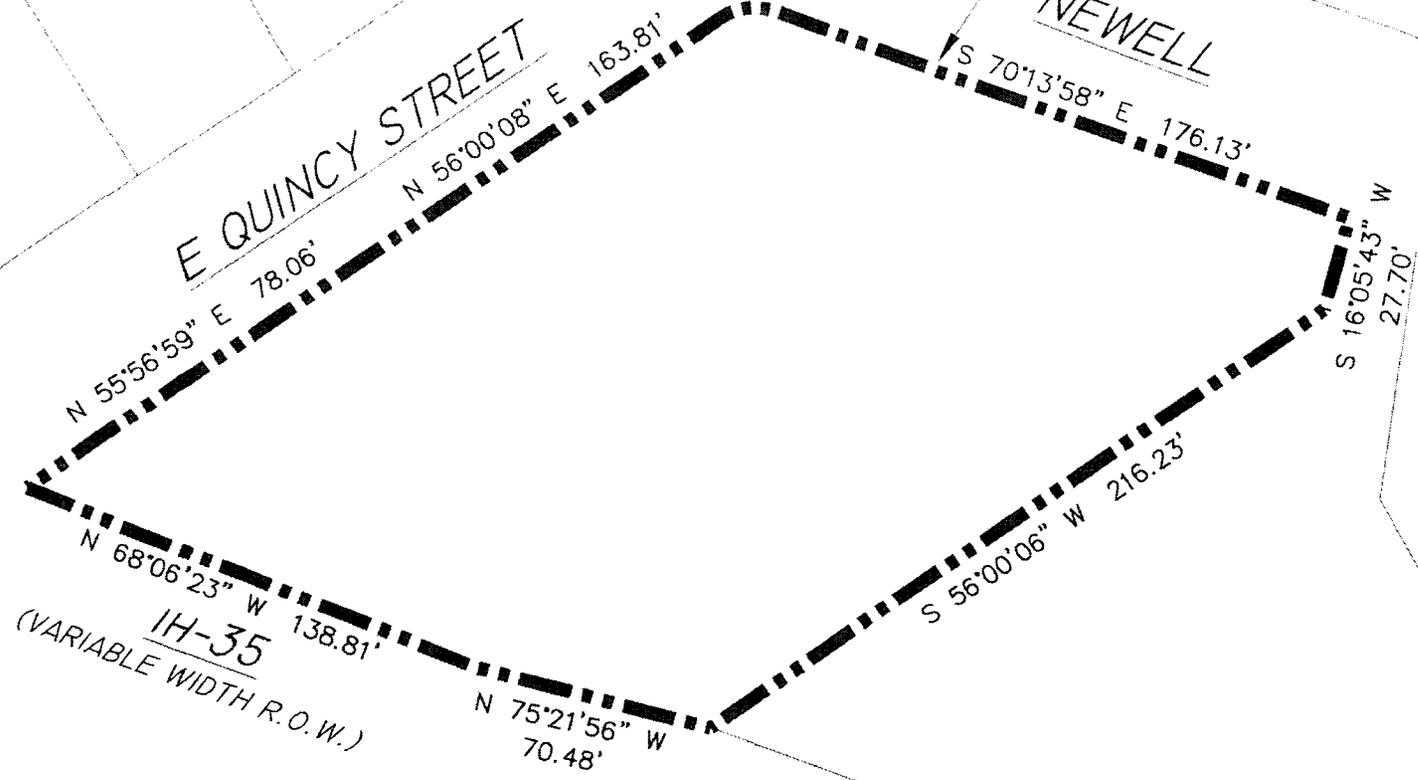


PARCELS TO BE ZONED IDZ WITH THE USE OF TOWNHOUSES (ATTACHED SINGLE-FAMILY RESIDENCES) NOT TO EXCEED 27 UNITS PER ACRE

NCB 1758  
LOT E. 36.7' OF N. TRIANGULAR  
53.94' OF C, NW IRREGULAR 53.94'  
OF D. & 4, 5, & 6 EXCEPT SW  
TRIANGULAR 36.7'  
  
OWNER  
QUINCY PROPERTIES LLC  
755 E. MULBERRY, SUITE 400  
SAN ANTONIO, TX 78212  
  
TYPE C-3 NA RIO-2  
0.974 ACRES

N 82°53'27" E  
CHORD 17.84'  
RADIUS 19.73'  
ARC 18.51'

NEWELL



I, Quincy Properties LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision 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 relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

# ZONING SITE PLAN - THE EAST QUINCY TOWNHOMES

SCALE: 1" = 50'

