

AN ORDINANCE 2017-12-07-0953

**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 .0.1846 acres out of NCB 590 from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre.

**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 approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "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.

SG/lj  
12/07/2017  
# Z-11

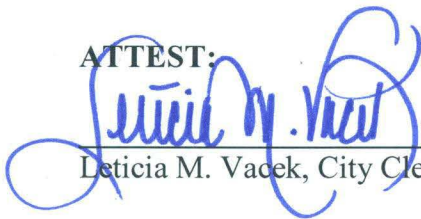
CASE NO. Z2017239

**SECTION 6.** This ordinance shall become effective December 17, 2017.


**PASSED AND APPROVED** this 7<sup>th</sup> day of December 2017.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
10 Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-11 ( in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39 )						
<b>Date:</b>	12/07/2017						
<b>Time:</b>	04:12:59 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017239 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with residential uses not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry 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>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				x

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# Exhibit “A”

METES AND BOUNDS  
0.1846 Acres  
Surveyed by TGD Surveying LLC

Z2017239

Being a 0.1846 Acre (8,040 Square Foot) Tract, out of Block 3, N.C.B 590, San Antonio, Bexar County, Texas, also known as the north 32.5 feet of the south 65 feet of Lots 1 and 2, N.C.B. 590 and the south 32.5 feet of said Lots 1 and 2, recorded in Volume 13538, Page 1890 and Volume 14042, Page 1399 respectively, of the Official Public Records (O.P.R.) of Bexar County, Texas, (all records cited herein being of Bexar County, Texas), said 0.1846 Acre Tract being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone:

COMMENCING at a found tack in lead plug in sidewalk on the west right-of-way (R.O.W.) line of N. Swiss Street (41.66' R.O.W.) at the southeast corner of Lot 3, of said Block and N.C.B., also called Tract 1 in a Deed without Warranty recorded in Volume 17148, Page 266, being the northeast corner of a tract called Lots 7, 9, 12, 13 and 14, Block 3, N.C.B. 590 as conveyed to the Katz Partnership by General Warranty Deed recorded in Volume 6458, Page 44 O.P.R.;

THENCE, leaving said west R.O.W. line and along the common line between said Lot 3 and Katz Tract, and going through the existing building that extends beyond said common line, South 89° 50' 36" West, a distance of 61.08 feet to a point that could not be set, being the southwest corner of said Lot 3, the POINT OF BEGINNING and the southeast corner of Lot 2 and of the tract herein described;

THENCE, along the common line between said Katz Tract and Lots 1 & 2, South 89° 50' 36" West, a distance of 123.85 feet to a set "x" in concrete on the east R.O.W. line of N. Cherry Street (55.6' R.O.W.) being the southwest corner of Lot 1 and the tract herein described;

THENCE, along said R.O.W. line and the west line of said Lot 1, North 00° 28' 17" West, a distance of 64.92 feet to a set "x" in concrete at a southwest corner of said Tract 1, being the northwest corner of the tract herein described;

THENCE, leaving said R.O.W. line and along the common line with said Tract 1, North 89° 50' 36" East, a distance of 123.85 feet to a set ½" rebar with cap stamped "TGD Surveying" at an interior corner of said Tract 1, being the northeast corner of the tract herein described;

THENCE, continuing along the common line with said Tract 1 and said Lot 3, South 00° 28' 17" East, a distance of 64.92 feet returning to the POINT OF BEGINNING, and containing 0.1846 Acres (8,040 square feet) of land more or less.

This survey was performed on the ground by men working under my supervision and completed on June 27, 2017

A Survey drawing accompanies this description.

 - 7/04/17

John E. DeHan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6042



SG/lj  
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# **Exhibit “B”**

7201739

JOHN T COOLY

"I, \_\_\_\_\_, 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."

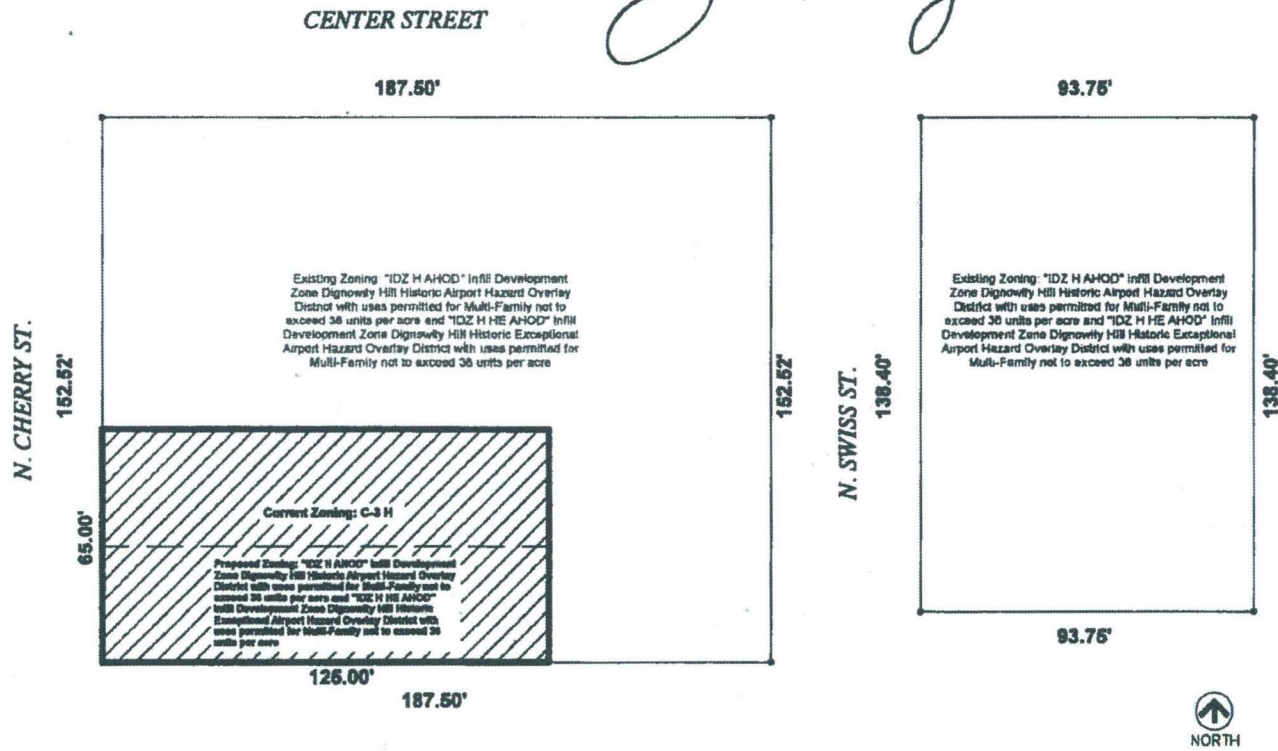
JTCooly

### CITY CENTER LOFTS

San Antonio, TX

Total Project	
Land Area:	0.1846 Acre
Units Per Ac:	36.00

Exhibit "B"



Scale: 1" = 50'

#### LEGAL DESCRIPTION:

TRACT: BEING 0.1846 ACRES (8,040 SQ. FT.) OUT OF BLOCK 3, N.C.B. 590, SAN ANTONIO, BEXAR COUNTY, TEXAS, ALSO KNOWN AS THE NORTH 32.5 FET OF THE SOUTH 85 FEET OF LOTS 1 AND 2, N.C.B. 590 AND THE SOUTH 32.5 FEET OF SAID LOTS 1 AND 2, RECORDED IN VOLUME 13538, PAGE 1890 AND VOLUME 14042, PAGE 1399 RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

COUNCIL DISTRICT: 2

CURRENT ZONING: C-3 H

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre

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