

AN ORDINANCE 2017-06-15-0476

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.

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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 on 5.381 acres out of NCB 7456 from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "I-1 RIO-5 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre and "IDZ RIO-5 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 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.

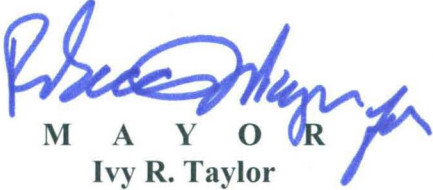
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
06/15/2017
Z-8

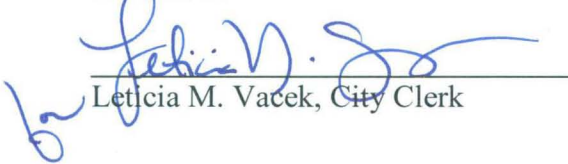
CASE NO. Z2017131

SECTION 6. This ordinance shall become effective the 25th day of June 2017.

PASSED AND APPROVED this 15th day of June 2017.


M A Y O R
Ivy R. Taylor

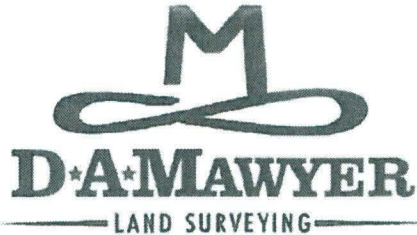
ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-8 (in consent vote: 37, Z-2, Z-4, P-1, Z-5, Z-6, P-3, Z-8, Z-10, Z-11, Z-14)						
Date:	06/15/2017						
Time:	02:13:22 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017131 (Council District 3): An Ordinance amending the Zoning District Boundary from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "I-1 RIO-5 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre and "IDZ RIO-5 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17042)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



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METES AND BOUNDS DESCRIPTION
FOR A
5.381 ACRE TRACT OF LAND

Being 5.381 acres of land out of the Thomas Thatcher Survey No. 24, Abstract 736, New City Block 7456, in the City of San Antonio, Bexar County, Texas and being that certain 5.38 acre tract of land as conveyed to Roosevelt Enterprises, LTD., a Texas Limited Partnership, as described in Volume 10080, Page 1681 of the Official Public Records of Bexar County, Texas and said 5.381 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin found in the called Easterly right-of-way line of Roosevelt Avenue, being the Southerly corner of a 23.8317 acre tract of land conveyed to MDV Spartannash LLC., as described in Volume 17048, Page 2446 of the Official Public records of Bexar County, Texas, and being the Westerly corner of this herein described 5.381 acre tract of land;

Thence departing the Easterly right-of-way line of Roosevelt Avenue, along the Southeasterly line of said 23.8317 acre tract of land, N 67° 22' 17" E a distance of 602.07 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for an interior corner of said 23.8317 acre tract, and being the Northeasterly corner of this herein described 5.381 acre tract of land;

Thence along a Southwesterly line of said 23.8317 acre tract, S 22° 42' 57" E a distance of 399.78 feet to a ½" iron pin found in the Northerly line of H F McCarty Dr. (Private Road), being a Southerly corner of said 23.8317 acre tract, and being the Easterly corner of this herein described 5.381 acre tract of land;

Thence with the Northerly line of H F McCarty Dr., S 67° 14' 51" W a distance of 535.53 feet to an "X" marked in concrete found at the intersection of H F McCarty Dr., Riverside Dr., and called Roosevelt Ave., and being the Southerly corner of this herein described 5.381 acre tract of land;

Thence departing the Northerly right-of-way line of H F McCarty Dr., with the called Easterly line of Roosevelt Avenue, with a non-tangent curve to the Right, having a Radius of 813.49 feet, an Arc Length of 355.65 feet, a Delta Angle of 25° 02' 58", a Tangent length of 180.71 feet, and having a Chord Bearing and distance of N 33° 47' 42" W, 352.83 feet to a ½" iron pin found for a Westerly corner of this herein described 5.381 acre tract of land;

Thence continuing along the called Easterly line of Roosevelt Avenue, N 21° 24' 10" W a distance of 54.80 feet to the POINT OF BEGINNING and containing a 5.381 acre tract of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Surveyed on the ground this the 2nd day of November, 2016.

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500,
132 Caddell, New Braunfels, TX 78130
BRD111 - Cat 5.381 AC MB



