

AN ORDINANCE 2018-02-15-0118

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 Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032 from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial, and a Metal/Woodworking Shop.

SECTION 2. A description of the 0.0032 acres out of Lot 31, Block 3, NCB 3032 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
02/15/2018
Z-1

CASE NO. Z2017265

SECTION 6. This ordinance shall become effective February 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.



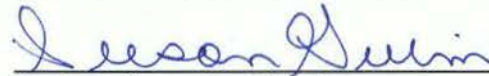
for M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-1 (in consent vote: 25, 26, P-1, Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-7, Z-8, P-3, Z-9, Z-10, P-4, Z-11, Z-16, Z-18, P-7, Z-20, Z-21, Z-22, Z-23, Z-24, Z-26, Z-28, P-9, Z-31, Z-32)						
Date:	02/15/2018						
Time:	02:22:10 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017265 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, and a Metal/Woodworking Shop on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17077) (Continued from January 18, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		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			x	
Clayton H. Perry	District 10		x				

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Exhibit “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

Z2017265

EXHIBIT "B"
SAVE AND EXCEPT
0.0032 ACRE, (141 SQUARE FEET) OUT OF
LOT 31, N.C.B. 3032
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING A 0.0032 ACRE (141 SQUARE FEET) TRACT OF LAND OF LOT 31, N.C.B. 3032, TREASURE HILL SUBDIVISION IN THE CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 105, PAGE 75, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0032 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: At a set "x" in concrete on the north right-of-way line of Cincinnati Avenue for the southwest corner of this Lot 31, N.C.B. 3032, leaving said right-of-way line with a central angle of 89°59'58", a distance of 14.10 feet to a point on the common property line of Lot 31 with Lot 28, N.C.B. 3032 and the POINT OF BEGINNING of this 0.0032 acre tract;

THENCE: Continuing along the aforementioned common property line of Lot 31 with Lot 28, a distance of 35.90 feet to a point for the northwest corner of Lot 31;

THENCE: With a central angle of 90°00'00" from the common line of Lot 28 with a distance of 2.81 feet and along the north property line of Lot 31 to a point;

THENCE: 2.72 feet with a central angle of 101°23'02" from the property line of Lot 31 to an angle point;

THENCE: 170°49'08" central angle from the previous line a distance of 33.31 feet along an interior wall to a point for a corner of this 0.0032 acre tract;

1018878 PG 1187

Exhibit "A"

THENCE: 4.63 feet with a central angle of 272°50'37" from the previous call and a distance of 4.63 feet to the POINT OF BEGINNING of this 0.0032 acre tract.

I, Joe E. Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm Macina, Bose, Copeland and Assoc., Inc.



Joe Edward Higle 05-09-01
JOE EDWARD HIGLE REG. NO. 4788
REGISTERED PROFESSIONAL LAND SURVEYOR

27341
May 9, 2001
JLC/JEH/ajc

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 16 2001



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On May 16 2001
At 4:39pm

Receipt #: 437638
Recording: 13.00
Doc/Mgmt: 6.00
Doc/Num: 2001-0081862
Deputy -Deborah Greiner

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Exhibit "A"

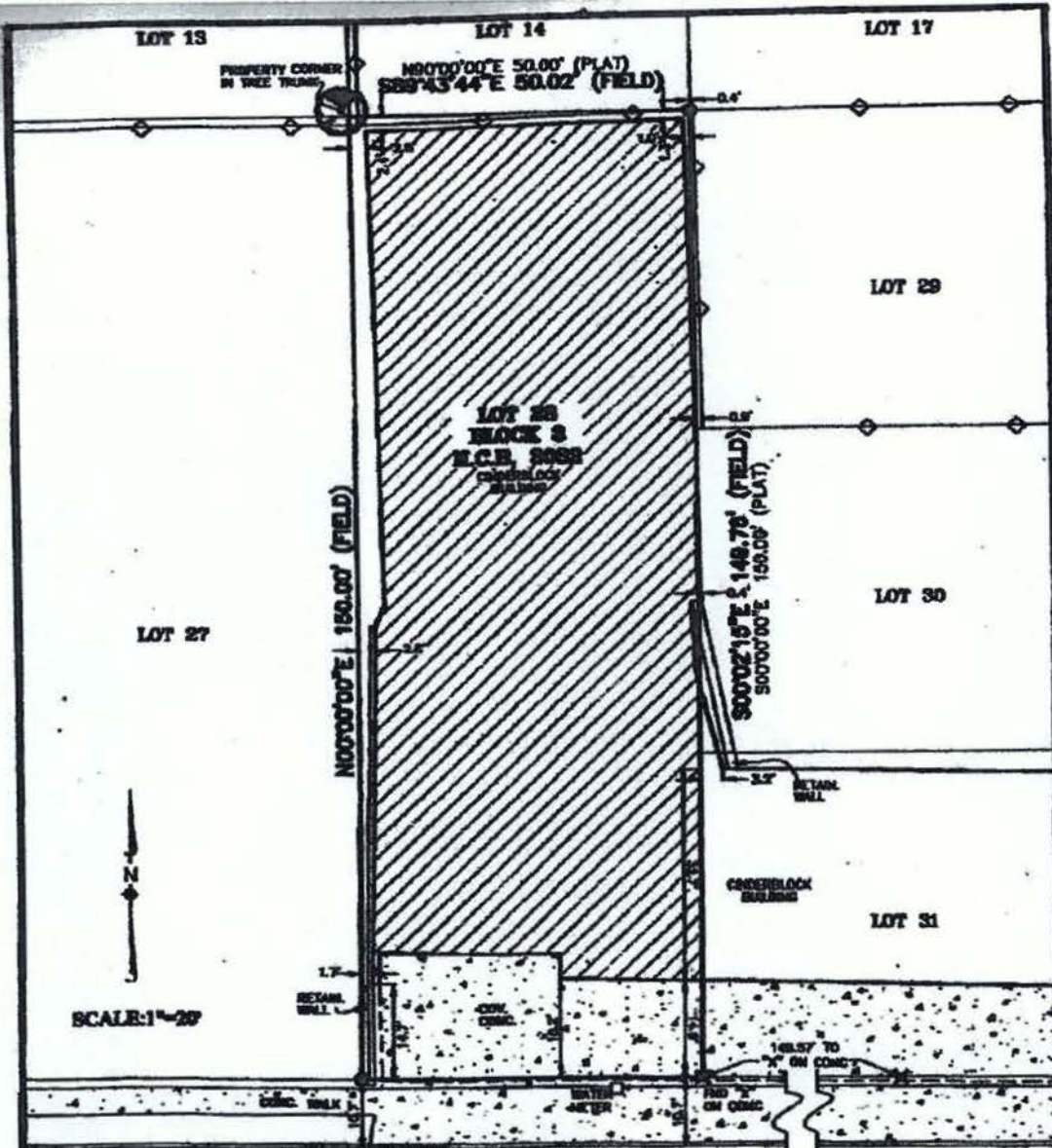


SG/lj
02/15/2018
Item No. Z-1

Exhibit “B”

"SITE PLAN"

Z2017265



SCALE: 1"=20'



LEGEND:
 ○ FIND 1" IRON ROD
 ⊙ SET 1" IRON ROD
 ■ FENCE POST

CONC. CURB
 N90°00'00"W 50.12' (FIELD)
 N90°00'00"W 50.00' (PLAT)
 (BEARING BASED)

CINCINNATI AVE
 (30.0' R.O.W. ASPHALT PAVEMENT)

BUYER: TRES SLS, LLC		ADDRESS: 115 CINCINNATI
TITLE COMPANY: AMERIPONT TITLE		G.F. NO.: 05082433B-SS
LOT: 28	BLOCK: 3	N.C.B.: 3032
SUBDIVISION: TREASURE HILL		
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 105 PAGE 75 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS		

<p>P.O. BOX 100442 SAN ANTONIO, TEXAS 78201 PHONE: 210-334-5200 FAX: 210-334-5274</p>	<p>I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN AGRUAL SURVEY MADE ON THE PREMISES UNDER MY SUPERVISION AND THAT THERE ARE NO UNLAWFUL ENCROACHMENTS OF BUILDINGS ON ADJACENT PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.</p> <p>THIS 4TH DAY OF OCTOBER 2005, A.D.</p> <p><i>Peter A. Aguirre</i> PETER A. AGUIRRE, R.P.L.S. 5264</p>
	<p>STATE OF TEXAS COUNTY OF BEXAR</p> <p></p> <p>PETER A. AGUIRRE, R.P.L.S. 5264</p>

DRAWN BY: WOLFF JOB NO.: 50045-002 FIELD WORK COMP.: 8-28-05

The Following Statement " I Victor Salas 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 rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits."

Exhibit "B"