

AN ORDINANCE 2018-11-15-0924

**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 of 0.322 acres out of NCB 3894 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Construction Contractor Facility with outside storage, and Motor Vehicle Sales.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

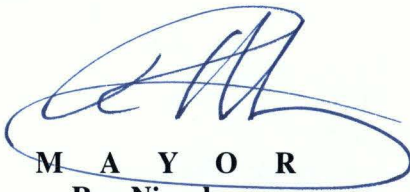
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

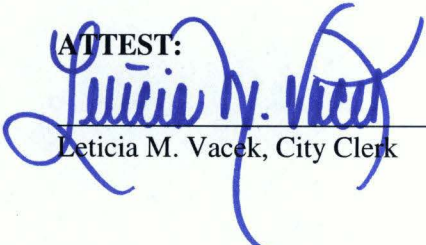
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

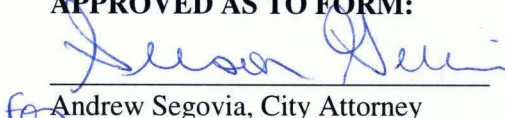
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

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

PASSED AND APPROVED this 15th day of November 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

CITY COUNCIL MEETING

CONSENT ZONING ITEMS: P-2, Z-2, P-3, Z-3, AND Z-4

DATE: November 15, 2018

TO APPROVE

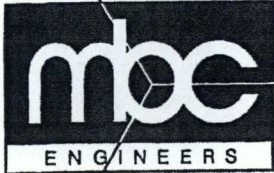
NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1		✓			✓		
William "Cruz" Shaw DISTRICT 2			✓		✓		
Rebecca J. Viagran DISTRICT 3							X
Rey Saldaña DISTRICT 4					✓		
Shirley Gonzales DISTRICT 5					✓		
Greg Brockhouse DISTRICT 6					✓		
Ana E. Sandoval DISTRICT 7					✓		
Manny Peláez DISTRICT 8					✓		
John Courage DISTRICT 9					✓		
Clayton H. Perry DISTRICT 10					✓		
Ron Nirenberg MAYOR					✓		

COMMENTS:

SG/lj
11/15/2018
Item No. Z-2

EXHIBIT “A”

Z2018333



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
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.322 OF AN ACRE (14,007 SQUARE FOOT) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 12, ALL OF LOT 13, NEW CITY BLOCK 3894C, ACCORDING SUBDIVISION OF PROPERTY BELONGING TO ESTATE OF P. WALSH DEED, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 259, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; BEING ALL OF CALLED TRACT 5 DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 18526, PAGE 1629, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.322 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Iron Pipe found on the Northerly right of way line of Walsh Street, 45 foot public right of way, and marking the Southeast corner of Lot 14, New City Block 346C, according to said Subdivision of Property Belonging to Estate of P. Walsh Deed;

THENCE N 84° 38' 20" W a distance of 152.10 feet, along the Northerly right of way line of said Walsh Street, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the **POINT OF BEGINNING**;

THENCE N 84° 38' 20" W a distance of 94.09 feet, continuing along the Northerly right of way line of said Walsh Street, to a Mag Nail with washer marked "MBC Engineers" Set marking the intersection of the Northerly right of way line of said Walsh street and the Easterly right of way line of Interstate Highway 10, a variable width public right of way;

THENCE N 12° 31' 05" W a distance of 85.61 feet, along the Easterly right of way line of said Interstate Highway 10, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 17° 00' 35" W a distance of 57.17 feet, continuing along the Easterly right of way line of said Interstate Highway 10, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the Southwesterly corner of a 0.450 of an Acre Tract of Land Described in General Warranty Deed, recorded in Volume 16894, Page 2127, Official Public Records, Bexar County, Texas;

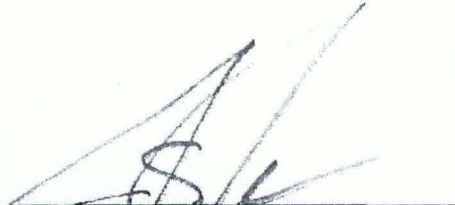
THENCE S 75° 29' 39" E a distance of 143.18 feet, departing the Easterly right of way line of said Interstate Highway 10, along the Southerly boundary line of said 0.450 of an Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the Northwesterly corner of said Lot 14;

Exhibit "A"

22018333

THENCE S 04° 57' 45" W a distance of 111.59 feet, along the Westerly boundary ling of said Lot 4, to the **POINT OF BEGINNING** and containing 0.322 of an acre, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: September 7, 2018
Job No: 32159-1270

Exhibit "A"



SG/lj
11/15/2018
Item No. Z-2

EXHIBIT “B”

Location: 125 Walsh Street
Acreage: 0.322
Current Zoning: "R-4 AHOD"
Proposed Zoning: "IDZ AHOD" with uses permitted in "C-2", Construction Contractor Facility, and Motor Vehicle Sales
Plan: Five Points Neighborhood
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Low Density Mixed Use
Council District: 1
Neighborhood: Five Points Neighborhood Association

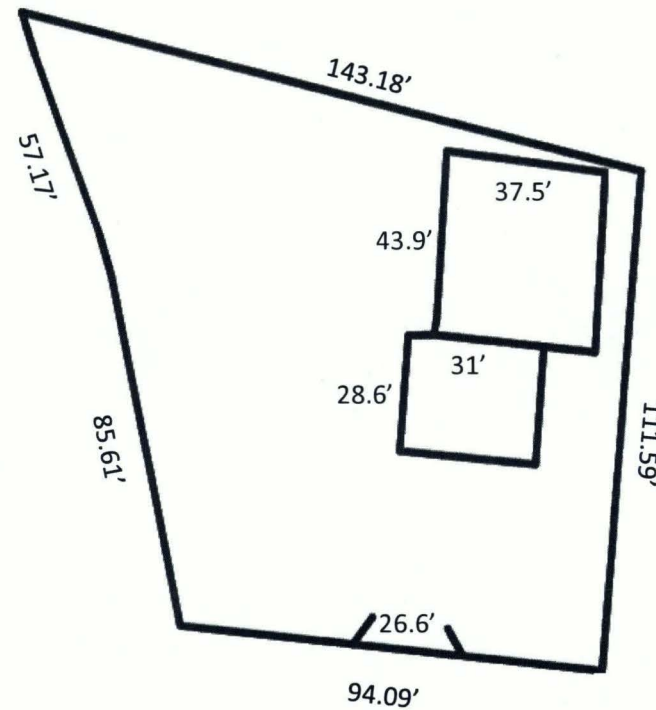


Exhibit "B"

“I, Steve Babinsky, Manager of Excel & Associates, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of 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.”