

AN ORDINANCE

2017-08-17-0583

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 0.433 acres out of NCB 982 located at 1201 Austin Street from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage)

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 the 27th day of August 2017.

PASSED AND APPROVED this 17th day of August 2017.

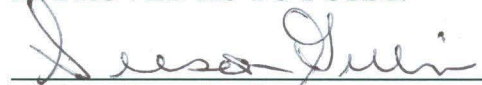

M A Y O R
For **Ron Nirenberg**

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-6 (in consent vote: Z-2, P-1, Z-4, Z-5, Z-6, Z-7, Z-9, Z-11, Z-12, Z-14, Z-15, Z-19, Z-21, Z-22)						
Date:	08/17/2017						
Time:	02:13:31 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017166 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				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				

SG/lj
08/17/2017
Item No. Z-6

Exhibit "A"

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

ZONING - 4 D

72017166

FIELD NOTES FOR 0.433 ACRES (18,869 SQFT) OF LAND

BEING 0.433 acres (18,869 sqft) of land comprised of portions of LOTS 7, 8, & 9, NEW CITY BLOCK (NCB) 982, City of San Antonio, Bexar County, Texas, being all that certain PROJECT M E N D INC 0.434 acre tract recorded in Volume 7723, Page 886, Official Public Records, Bexar County, Texas (OPRBCT), said 0.433 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found concrete nail for the southeastern corner of this tract and said LOT 7, NCB 982, at the intersection of the northwestern ROW of AUSTIN STREET (55.6 Public ROW) and the northeastern ROW of CARSON STREET (Variable Width Public ROW);

THENCE North 73°22'00" West for 168.70 feet along the southwestern boundary of this tract and said LOT 7, NCB 982, the northeastern ROW of said CARSON STREET to a point for the southwestern corner of this tract, the southeastern corner of the THOMAS ANDREW CASIAS 0.2380 acre tract, recorded in Volume 10690, Page 147, OPRBCT;

THENCE North 06°15'02" East for 95.17 feet along the western boundary of this tract, the eastern boundary of said CASIAS 0.2380 acre tract to a point for the northwest corner of this tract, the northeast corner of said CASIAS 0.2380 acre tract, on the southern boundary of LOT 22, NCB 982, recorded in Volume 4900, Page 88, Deed and Plat Records, Bexar County, Texas (DPRBCT);

THENCE South 83°36'12" East for 166.21 feet along the northeastern boundary of this tract and portions of said LOTS 8 & 9, NCB 982, the southwestern boundary of said LOT 22, NCB 982, to a found 1/2" rebar with no identification for the northeastern corner of this tract, on the western ROW of said AUSTIN STREET;

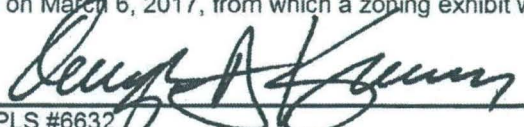
THENCE along the eastern boundary of this tract and portions of said LOTS 7 & 8, NCB 982, the western ROW of said AUSTIN STREET the following courses and distances:

1. South 00°12'47" East for 79.88 feet to a found chiseled "X" in concrete for an angle point;
2. South 17°41'19" West for 46.70 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.433 acres, (18,869 sqft) of land.



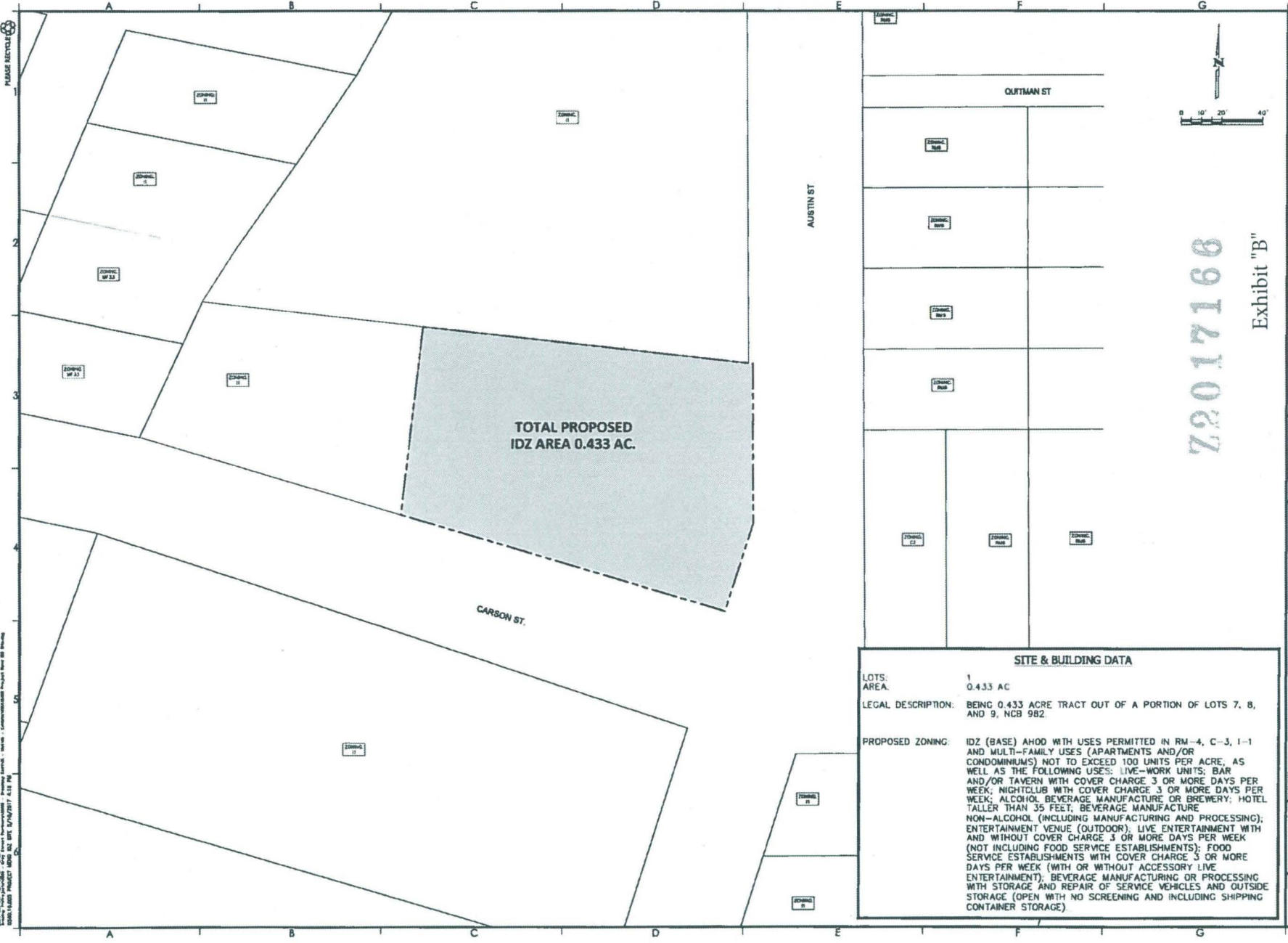
The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703011 (DAK/BA | April 6, 2017)

SG/lj
08/17/2017
Item No. Z-6

Exhibit “B”



PLEASE RECYCLE
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SITE & BUILDING DATA

LOTS: 1
 AREA: 0.433 AC

LEGAL DESCRIPTION: BEING 0.433 ACRE TRACT OUT OF A PORTION OF LOTS 7, 8, AND 9, NCB 982

PROPOSED ZONING: IDZ (BASE) AHOD WITH USES PERMITTED IN RM-4, C-3, I-1 AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE, AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE)

22017168
 Exhibit "B"

PRELIMINARY
 NOT FOR CONSTRUCTION,
 RECORDING, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
 SENTER RUSSELL YAGER,
 P.E., LICENSED SURV.
 MAY 10, 2017

BROADWAY EAST
 BROADWAY ST. AND K. ALAMO
 SAN ANTONIO, BEAR COUNTY, TEXAS, 78215
 PROJECT MEND IDZ SITE PLAN

SHEET
EXH

