

AN ORDINANCE 2015-08-20-0727

**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 approximately 0.339 Acres out of Lots 12, 25, 13 and 14, Block 4, NCB 2568 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family uses not to exceed twelve (12) units per acre and Bar and Restaurant.

**SECTION 2.** A description of the property is attached as **Attachment "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 **Attachment "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 August 30, 2015.

SG/cia  
08/20/2015  
# Z-12

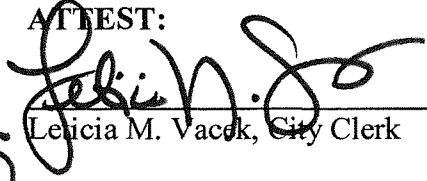
CASE NO. Z2015230

PASSED AND APPROVED this 20th day of August 2015.

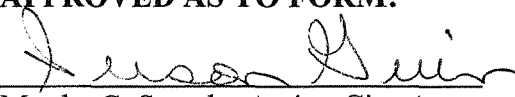


M A Y O R  
for Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

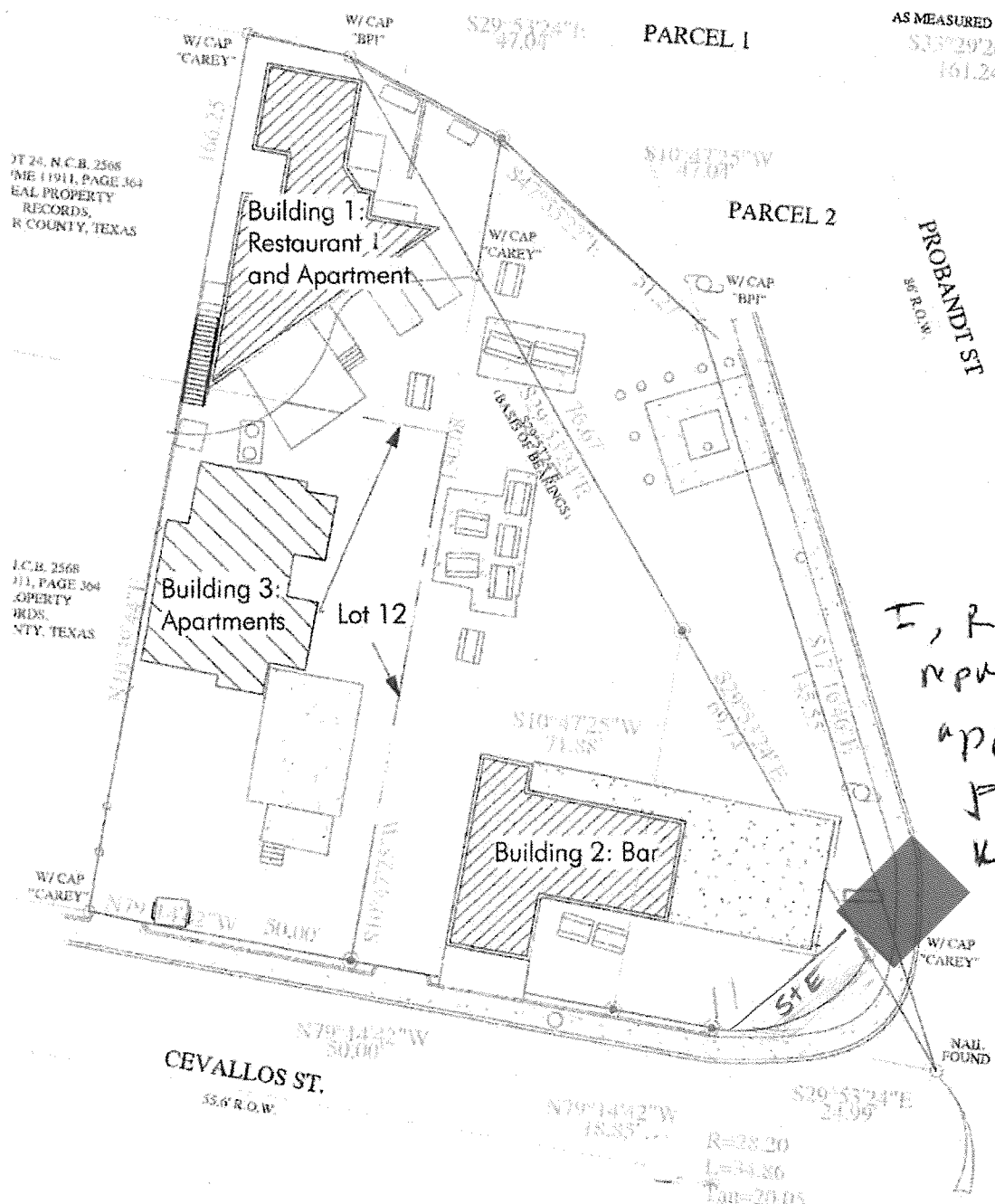
APPROVED AS TO FORM:

  
Martha G. Sepeda, Acting City Attorney  
for

<b>Agenda Item:</b>	<b>Z-12 ( in consent vote: Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-12, P-1, Z-14 )</b>
<b>Date:</b>	08/20/2015
<b>Time:</b>	02:10:20 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2015230 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family uses not to exceed twelve (12) units per acre and Bar and Restaurant on approximately 0.339 acres of land out of NCB 2568 located at 100 Probandt 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>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2015230



**Calculation of Gross Density**  
 Total Area: 0.34 acres  
 Proposed Dwelling Units: 4  
 Units/acre: 12

I, R. Michael Berrier, the authorized representative of the property owner/ applicant acknowledge that the 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 the City Council approval of a site plan in conjunction with a zoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submission for building permits.

AND 25, BLOCK 4, NEW CITY ANTONIO, SAVE AND EXCEPT SAID LOT 14 CONVEYED TO DESCRIBED IN DEED E 772, REAL PROPERTY

- WOOD FENCE
- UTILITY POLE
- CHAIN LINK FENCE
- IRON / WROUGHT IRON
- COV COVERED
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH

# Johnson Surveying, Inc.

Z2015230

Registered Professional Land Surveyor

## METES AND BOUNDS DESCRIPTION

0.339 OF AN ACRE OF LAND BEING LOTS 12, 13, 14 AND 25, BLOCK 4, NEW CITY BLOCK 2568, IN THE CITY OF SAN ANTONIO, ACCORDING TO PLAT RECORDED IN VOLUME 60, PAGE 606, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 0.0067 OF AN ACRE PORTION OF SAID LOT 14 CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN DEED RECORDED IN VOLUME 4926, PAGE 772, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 0.339 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A ½" IRON ROD FOUND WITH CAP MARKED "CAREY" ON THE NORTH RIGHT-OF-WAY LINE OF CEVALLOS ST MARKING THE SOUTHWEST CORNER OF SAID LOT 12;

**THENCE** NORTH 10 DEGREES 39 MINUTES 43 SECONDS EAST 166.14 FEET ALONG THE WEST LINE OF SAID LOT 12 AND 25 TO A ½" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 25;

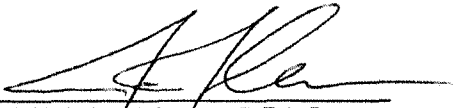
**THENCE** SOUTH 78 DEGREES 05 MINUTES 56 SECONDS EAST 19.74 FEET TO A ½" IRON ROD FOUND WITH CAP MARKED "BPI" MARKING THE NORTHEAST CORNER OF SAID LOT 25;

**THENCE** SOUTH 29 DEGREES 53 MINUTES 24 SECONDS EAST 47.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 25 TO A ½" IRON ROD FOUND WITH CAP MARKED "CAREY" MARKING THE MOST NORTHERLY CORNER SAID LOT 13;

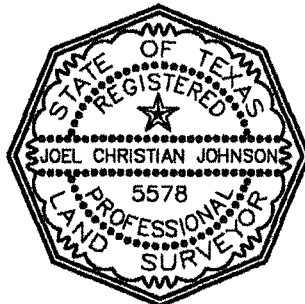
**THENCE** SOUTH 29 DEGREES 53 MINUTES 24 SECONDS EAST (BASIS OF BEARINGS) 146.44 FEET ALONG THE NORTHEAST LINE OF SAID LOT 13 AND LOT 14 TO A ½" IRON ROD FOUND WITH CAP MARKED "CAREY" MARKING THE MOST NORTHERLY CORNER SAID 0.0067 ACRE TRACT;

**THENCE** ALONG A CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 28.20 FEET, CHORD BEARING = SOUTH 65 DEGREES 17 MINUTES 14 SECONDS WEST AND CHORD LENGTH = 32.68 FEET TO A ½" IRON ROD FOUND WITH CAP MARKED "RPLS 5578" ON THE NORTH RIGHT-OF-WAY LINE OF CEVALLOS ST;

**THENCE** NORTH 79 DEGREES 14 MINUTES 42 SECONDS WEST 118.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.339 OF AN ACRE OF LAND.

  
Joel Christian Johnson, R.P.L.S.

06/30/15  
Date



## Attachment A

A survey drawing was prepared this date to accompany this Description  
Job No.: 147-002-000