

AN ORDINANCE 2018-03-01-0165

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 0.957 acres out of NCB 964 from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/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-Alcoholic (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) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/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-Alcoholic (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.

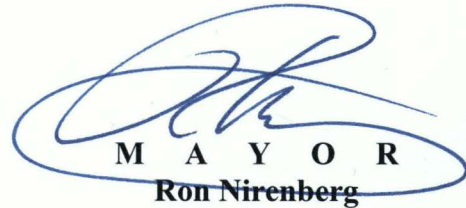
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 March 11, 2018.

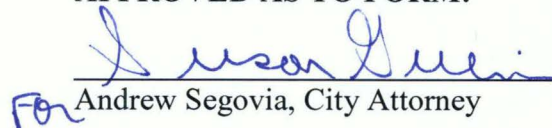
PASSED AND APPROVED this 1st day of March 2018.


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-2 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, P-4, Z-10)						
Date:	03/01/2018						
Time:	02:10:23 PM						
Vote Type:	Motion to Approve						
Description:	<p>ZONING CASE # Z2018072 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/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-Alcoholic (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) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/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 Manufactur</p>						
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			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
03/01/2018
Item No. Z-2

Exhibit "A"

Z2018072

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.822.0394
Texas Registered Surveying Firm No. 10164600

FIELD NOTES FOR 0.686 ACRES OF LAND

BEING 0.686 acres of land, being Lots 6,7,8 and 9, Block 18, San Antonio New City Block 964, Bexar County, Texas, as recorded in Volume 10912, Page 2220, Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2" rebar with no identification for the southeast corner of the herein described lot and being at the intersection of the western ROW of Broadway Street (80' public ROW) with the northern ROW of Newell Avenue (variable width public ROW);

THENCE North 77° 34' 36" West for 150.01 feet (North 77° 17' 16" West for 150.00 feet, R1) along the southern boundary of this tract, the northern ROW of Newell Avenue to a found 1/2" rebar with no identification for the southwest corner of this tract at the intersection of the northern ROW of Newell Avenue with the eastern line of a 12' wide alley in NCB 964;

THENCE North 17° 14' 55" East for 200.14 feet (North 17° 27' 57" East for 200.00 feet, R1) along the western boundary of this tract, the eastern line of said 12' wide alley in NCB 964 to a MAG nail set for the northwest corner of this tract, the southwest corner of Lot 10, Block 18, NCB 964;

THENCE South 77° 33' 13" East for 149.92 feet (South 77° 17' 16" East for 150.00 feet, R1) along the northern boundary of this tract, the southern boundary of said Lot 10 to a found 1/2" rebar with no identification for the northwest corner of the herein described tract, the southeast corner of said Lot 10, located on the western ROW of Broadway Street;

THENCE South 17° 13' 27" West for 200.07 feet (South 17° 27' 57" West for 200.00 feet, R1) along the eastern boundary of this tract, the western ROW of Broadway Street to the **POINT OF BEGINNING**.

CONTAINING: 0.686 acres (29,903 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 June 30, 2014, from which an exhibit was prepared.

A handwritten signature in black ink, appearing to read "R. S. Rugloski", written over a horizontal line.

Robert S. Rugloski, RPLS #6002
Job #11407281 (DAK / RSR) | August 20, 2014

Z2018070

TX LANDMARK SURVEYING

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

FIELD NOTES FOR 0.171 ACRES (7,480 SQFT) OF LAND

BEING 0.171 acres (7,480 sqft) of land, being LOT 10, BLOCK 18, NEW CITY BLOCK (NCB) 964, as shown on the City of San Antonio New City Block Map, Bexar County, Texas (R1), said 0.171 acres being all of that certain 0.17 acre tract described in Volume 7494, Page 844, Official Public Records, Bexar County, Texas (OPRBCT), said 0.171 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for the northeast corner of this tract, the southeast corner of LOT A-11, BLOCK 18, of said NCB 964, located on the western ROW line of Broadway Street (80' Public ROW) as shown on said NCB 964;

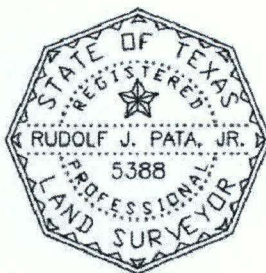
THENCE South 17° 23' 33" West for 49.98 feet (50.0', R1) along the eastern boundary line of this tract, the western ROW line of said Broadway Street, to a found 1/2" rebar with no identification for the southeast corner of this tract, the northeast corner of LOT 9, BLOCK 18 of said NCB 964;

THENCE North 77° 33' 13" West for 149.92 feet (150.0', R1) along the southern boundary line of this tract, the northern boundary line of said LOT 9, to a found MAG nail with washer stamped "TXLMS.COM RPLS #6002" for the southwest corner of this tract, the northwest corner of said Lot 9, located on the eastern ROW line of a 12' ALLEY as shown on said NCB 964;

THENCE North 17° 11' 02" East for 50.11 feet (50.0', R1) along the western boundary line of this tract, the eastern ROW line of said 12' ALLEY, to a found 1/2" rebar with no identification for the northwest corner of this tract, the southwest corner of said LOT A-11;

THENCE South 77° 29' 52" East for 150.09 feet (150.0', R1) along the northern boundary line of this tract, the southern boundary line of said LOT A-11, to the **POINT OF BEGINNING**.

CONTAINING: 0.171 acres (7,480 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 September 12, 2016 from which an exhibit was prepared.



Rudolf J. Pata, Jr., RPLS #5388
Job #11609061 (DAK / RJP) | September 23, 2016

Exhibit "A"

Z2018072

TX LANDMARK SURVEYING

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

FIELD NOTES FOR 0.100 ACRES (4,385 SQFT) OF LAND

BEING 0.100 acres (4,385 sqft) of land comprised of the southern 5' of LOT 14, BLOCK 18, NEW CITY BLOCK (NCB) 964 and all of LOT 15, BLOCK 18, NEW CITY BLOCK (NCB) 964, as shown on the City of San Antonio New City Block Map, Bexar County, Texas (R1), said 0.100 acres being all of that certain 0.1001 acre tract described in Volume 9293, Page 2408, Official Public Records, Bexar County, Texas (OPRBCT), said 0.100 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar with no identification for the northwest corner of this tract, the southwest corner of LOT A-14, BLOCK 18, of said NCB 964, on the eastern ROW line of Avenue B (variable width Public ROW) as shown on said NCB 964;

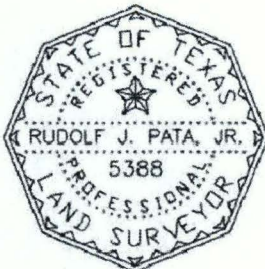
THENCE South 77° 16' 16" East for 86.17 feet (86.17', R1) along the northern boundary line of this tract, the southern boundary line of said LOT A-14, to a set MAG nail with washer stamped "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of said LOT A-14, located on the western ROW line of a 12' ALLEY as shown on said NCB 964;

THENCE South 17° 15' 34" West for 54.66 feet (55.0', R1) along the eastern boundary line of this tract, the western ROW line of said 12' ALLEY to a found 1/2" rebar with no identification for the southeast corner of this tract, the northeast corner of LOT 16, BLOCK 18 of said NCB 964;


THENCE North 77° 38' 42" West for 74.07 feet (74', R1) along the southern boundary line of this tract and said LOT 15, the northern boundary line of said LOT 16, to a found 1/2" rebar with cap stamped "PAPE-DAWSON" for the southwest corner of this tract and said LOT 15, the northwest corner of said LOT 16, on the eastern ROW line of said Avenue B;

THENCE North 4° 40' 26" East for 55.52 feet (55.34', R1) along the western boundary line of this tract, the eastern ROW line of said Avenue B, to the **POINT OF BEGINNING**.

CONTAINING: 0.100 acres (4,385 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 September 12, 2016 from which an exhibit was prepared.



Rudolf J. Pata, Jr., RPLS #5388
Job #11609062 (DAK / RJP) | September 26, 2016

Exhibit "A"

SG/lj
03/01/2018
Item No. Z-2

Exhibit “B”

