

AN ORDINANCE 2017-08-17-0581

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 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766 generally located along N. Alamo Street, Carson Street and Austin Street from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "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, 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles

and Outside Storage (Open with No Screening 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.

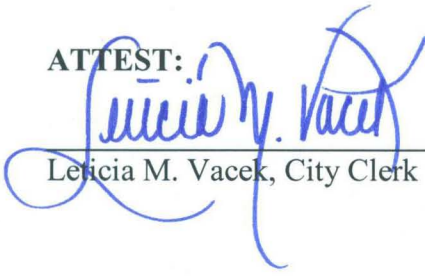
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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
R.N. **Ron Nirenberg**

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

Agenda Item:	Z-4 (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:	<p>ZONING CASE # Z2017134 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage), in the entire project area on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043)</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				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

Z2017134

TX LANDMARK SURVEYING

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

ZONING - 2 A

FIELD NOTES FOR 6.922 ACRES (301,564 SQFT) OF LAND

BEING 6.922 acres (301,564 sqft) of land comprised of LOTS 20 & 21, NEW CITY BLOCK 982, and LOT 24, NEW CITY BLOCK 1766, according to a plat recorded in Volume 4305, Page 79, Deed and Plat Records of Bexar County, Texas (DPRBCT) (R7, R13, R14), and LOT 18, BLOCK 3, NEW CITY BLOCK 965, as described in Volume 4035, Page 63, DPRBCT (R8, R9), and all of LOTS 19, 20, and 21, NEW CITY BLOCK 965, City of San Antonio, Bexar County, Texas (R9), and LOT A-32, NEW CITY BLOCK 984, City of San Antonio, Bexar County, Texas (R10), and LOTS 1 and 2, NEW CITY BLOCK 1766, WILSON GROVE SUBDIVISION, according to a plat thereof recorded in Volume 642, Page 154, DPRBCT (R11), and LOTS 20, 21 and 22, NEW CITY BLOCK 1766, according to a plat thereof recorded in Volume 980, Page 416, DPRBCT (R12), said 6.922 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" pipe with no identification for a northeast corner of this tract, the northwest corner of the CLEAR WATER INTEREST LP 0.9305 acre tract, recorded in Volume 12151, Page 418, Official Public Records of Bexar County, Texas, from which a found 1" pipe for the southwest corner of Lot 16, NCB 1766 bears North 68°37'32" West for 297.40 feet;

THENCE South 20°11'38" West for 100.00 feet (100.47 feet, R13) (100.00 feet, R17) along an eastern boundary of this tract, the western boundary of said CLEAR WATER INTEREST LP 0.9305 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for angle point on the eastern boundary of this tract;

THENCE South 22°56'36" West for 34.03 feet (33.32 feet, R13) (34.00 feet, R17) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior corner of this tract, the southwestern corner of said CLEAR WATER INTEREST LP 0.9305 acre tract;

THENCE South 73°37'06" East for 319.04 feet (319.69 feet, R14) along the northern boundary of this tract, the southern boundary of said CLEAR WATER INTEREST LP 0.9305 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a northeast corner of this tract, the southeast corner of said CLEAR WATER INTERESTS LP 0.9305 acre tract on the western ROW of AUSTIN STREET;

THENCE South 17°41'19" West for 529.31 feet (511.70 feet, R7, R10, R14) along the eastern boundary of this tract, the western ROW of AUSTIN STREET to a found steel fence post for the southeastern corner of this tract;

THENCE North 57°09'03" West for 527.46 feet (530.06 feet, R10) along the southern boundary of this tract, the northern boundary of LOTS 43 through 33 of said NCB 984 to a found steel fence post for a southwestern corner, the northwest corner of said LOT 33, NCB 984, being an interior northern corner of DUDA ENTERPRISES LLC 0.7385 acre tract recorded in Volume 12585, Page 1999, OPRBCT;

THENCE continuing along the southern boundary of this tract, the northern boundary of said DUDA ENTERPRISES LLC 0.7385 acre tract the following courses and distances:

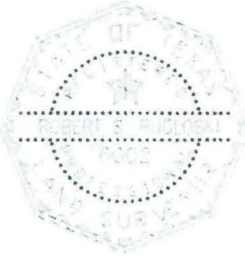
1. North 35°33'25" East for 8.12 feet (North 38°45'05" East for 7.79 feet, R18) to a found steel fence post for an interior corner;
2. North 69°53'56" West for 97.09 feet (North 67°42'04" East for 96.50 feet, R18) to a found fence post for the southwest corner of this tract, the northwest corner of said DUDA ENTERPRISES LLC 0.7385 acre tract, the northwest corner of LOT 22, NEW CITY BLOCK 965, City of San Antonio, Bexar County, Texas, on the eastern ROW of NORTH ALAMO STREET;

THENCE along the western boundary of this tract, the eastern ROW of NORTH ALAMO STREET the following courses and distances:

1. North 17°10'43" East for 200.04 feet (201.70 feet, R8 & R9) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southwest corner of a 5 foot ROW dedication;
2. South 72°06'20" East for 5.00 feet (5 feet ROW dedication, R13) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southeast corner of a 5 foot ROW dedication;
3. North 17°10'43" East for 161.09 feet (161.09 feet, R13) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northeast corner of a 5 foot ROW dedication;
4. North 78°22'06" West for 5.02 feet (5 feet ROW dedication, R13) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northwest corner of a 5 foot ROW dedication;
5. North 17°10'43" East for 114.39 feet (114.5 feet, R13) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northwest corner of this tract at the intersection of the eastern ROW of NORTH ALAMO STREET with the southern ROW of CARSON STREET (variable width public ROW);

THENCE South 78°18'15" East for 298.00 feet (297.80 feet, R11) (298.15 feet, R13) along the northern boundary of this tract, the southern boundary of CARSON STREET to the POINT OF BEGINNING.

CONTAINING: 6.922 acres (301,564 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.

Robert S. Rugloski, RPLS #6002
Job #11703011 (DAK / RSR) | March 8, 2017

Z2017134

TX LANDMARK SURVEYING

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

ZONING - 2 B

FIELD NOTES FOR 2.516 ACRES (109,598 SQFT) OF LAND

BEING 2.516 acres (109,598 sqft) of land comprised of LOTS 1 through 16, inclusive, NEW CITY BLOCK 484, City of Antonio, Bexar County, Texas, according to a plat recorded in Volume 42, Page 319, Deed and Plat Records of Bexar County, Texas (DPRBCT) (R6), said 2.516 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 and LOT 9 of said NCB 484, at the intersection of the southern ROW of CARSON STREET (51.7' public ROW) with the western ROW of NORTH HACKBERRY STREET (55.6' public ROW);

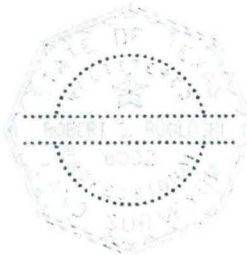
THENCE South 00°16'11" East for 409.88 feet (409.88 feet, R6) along the eastern boundary of this tract and said NCB 484, the western ROW of NORTH HACKBERRY STREET to a point located within the perimeter of existing building for the southeast corner of this tract and LOT 16 of said NCB 484 at the intersection of the western ROW of NORTH HACKBERRY STREET with the northern ROW of MASON STREET (55.6' public ROW);

THENCE South 89°43'49" West for 334.00 feet (334.2 feet, R6) along the southern boundary of this tract and said NCB 484, the northern ROW of MASON STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southwest corner of this tract and LOT 1 of said NCB 484 at the intersection of the northern ROW of MASON STREET with the eastern ROW of AUSTIN STREET (55.6' public ROW);

THENCE North 17°41'19" East for 430.87 feet (430.96 feet, R6) along the western boundary of this tract and said NCB 484, the eastern ROW of said AUSTIN STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northwest corner of this tract and LOT 8 of said NCB 484 at the intersection of the eastern ROW of AUSTIN STREET with the southern ROW of CARSON STREET;

THENCE North 89°43'49" East for 201.16 feet (200.6 feet, R6) along the northern boundary of this tract and said NCB 484, the southern ROW of CARSON STREET to the POINT OF BEGINNING.

CONTAINING: 2.516 acres (109,598 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.

Robert S. Rugloski, RPLS #6002
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TBPLS Firm No. 10164600

ZONING - 2 C

FIELD NOTES FOR 1.319 ACRES (57,476 SQFT) OF LAND

- BEING** 1.319 acres (57,476 sqft) of land comprised of LOTS 6 and 7, BLOCK 2, and LOTS 1 and 2, BLOCK 3, NEW CITY BLOCK 485, City of San Antonio, Bexar County, Texas (R2), and LOTS 25 through 31, inclusive, NEW CITY BLOCK 485, according to the plat thereof recorded in Volume 2041, Page 362, Deed and Plat Records of Bexar County, Texas (DPRBCT) (R3), and LOT A-4, Block 2, NCB 485, as recorded in Volume 91, Page 70, Deed Records of Bexar County, Texas (R2), said 1.319 acres being more particularly described by metes and bounds as follows:
- BEGINNING** at a found 1/2" rebar with no identification for a northwest corner of this tract, the southwest corner of the ISRAEL SOTO 0.1515 acre tract recorded in Volume 9822, Page 1926 Official Public Records of Bexar County, Texas (OPRBCT), on the eastern ROW of NORTH HACKBERRY STREET (55.6' public ROW);
- THENCE** North 89°45'53" East for 100.00 feet (100.0 feet, R2) along a northern boundary of this tract, the southern boundary of said SOTO 0.1515 acre tract, the southern boundary of the MARIA ISABEL MARTINEZ 0.1515 acre tract recorded in Volume 5311, Page 2082, OPRBCT, to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior corner of this tract, the southeast corner of said MARTINEZ 0.1515 acre tract;
- THENCE** North 00°14'07" West for 131.50 feet (131.5 feet, R2) along a western boundary of this tract, the eastern boundary of said MARTINEZ 0.1515 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a northwest corner of this tract, the northeast corner of said MARTINEZ 0.1515 acre tract on the southern ROW of EAST CARSON STREET (51.7' public ROW);
- THENCE** North 89°45'53" East for 100.00 feet (100.0 feet, R2) along a northern boundary of this tract, the southern ROW of EAST CARSON STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northeastern corner of this tract at the intersection of the southern ROW of EAST CARSON STREET with the western ROW of OLEANDER STREET (16.66' and 24.66' public ROW);
- THENCE** along an eastern boundary of this tract, the western ROW OLEANDER STREET the following courses and distances:
1. South 00°14'03" East for 142.50 feet (142.5 feet, R2) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002";
 2. South 89°45'57" West for 4.00 feet (4 feet, R3) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002";
 3. South 00°14'11" East for 160.40 feet (160.4 feet, R3) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a southeast corner of this tract, the northeast corner of the SAMDAV LLC 0.1119 acre tract recorded in Volume 14718, Page 1388, OPRBCT;
- THENCE** South 89°45'53" West for 96.09 feet (96 feet, R3) along a southern boundary of this tract, the northern boundary of said SAMDAV LLS 0.1119 acre tract, the northern boundary of the ELIZABETH WIESNER WAMMACK 0.1217 acre tract, recorded in Volume 17590, Page 1973, OPRBCT, to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior corner of this tract, the northwest corner of said WAMMACK 0.1217 acre tract;

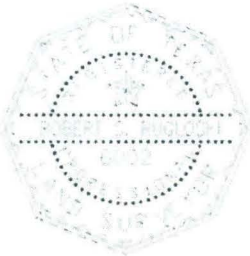
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THENCE South 00°14'07" East for 106.98 feet (107 feet, R3) along an eastern boundary of this tract, the western boundary of said WAMMACK 0.1217 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a southeastern corner of this tract, the southwest corner of said WAMMACK 0.1217 acre tract on the northern ROW of MASON STREET (55.6' public ROW);

THENCE South 89°45'53" West for 99.91 feet (100.0 feet, R2) along a southern boundary of this tract, the northern ROW of MASON STREET, to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southwest corner of this tract at the intersection of the northern ROW of MASON STREET with the eastern ROW of HACKBERRY STREET;

THENCE North 00°14'07" West for 278.38 feet (277.4 feet, R2+R3) along a western boundary of this tract, the eastern ROW of NORTH HACKBERRY STREET to the POINT OF BEGINNING.

CONTAINING: 1.319 acres (57,476 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.

Robert S. Rugloski, RPLS #6002
Job #11703011 (DAK / RSR) | March 8, 2017

Z2017134

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TBPLS Firm No. 10164600

ZONING – 2 D

FIELD NOTES FOR 2.685 ACRES (117,001 SQFT) OF LAND

BEING 2.685 acres (117,001 sqft) of land comprised of LOT 25, NEW CITY BLOCK 1766, WILSON GROVE, City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 5140, Page 115, Deed and Plat Records of Bexar County, Texas (DPRBCT) (R1), and the remainder of the original LOT 13, NEW CITY BLOCK 982, City of San Antonio, Bexar County, Texas (R4), and LOT 22, NEW CITY BLOCK 982, SAN ANTONIO TENT & AWNING COMPANY SUBDIVISION, City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 4900, Page 88, Deed and Plat Records, Bexar County, Texas, (DPRBCT) (R5), said 2.685 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 the RIVER NORTH VENTURES LLC 0.32 acre tract recorded in Volume 16905, Page 1229, Official Public Records of Bexar County, Texas (OPRBCT), on the western ROW of AUSTIN STREET (55.6' and 57.8' public ROW);

THENCE along the eastern boundary of this tract, the western ROW of Austin Street the following courses and distances:

1. South 00°16'40" East for 55.51 feet (55.5 feet, R4) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002";
2. South 89°43'20" West for 2.20 feet (2.2 feet, R5) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002";
3. South 00°16'40" East for 258.10 feet (258.85 feet, R5) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southeast corner of this tract on the northern boundary of the PROJECT M E N D INC 0.434 acre tract recorded in Volume 7723, Page 886, OPRBCT, for which a found 1/2" rebar with no identification bears South 83°36'12" East for 2.22 feet;

THENCE North 83°36'12" West for 275.22 feet (275.38 feet, R5) along the southern boundary of this tract, the northern boundary of said PROJECT M E N D INC 0.434 acre tract, the northern boundary of the THOMAS ANDREW CASIAS 0.2380 acre tract recorded in Volume 10698, Page 147, OPRBCT to a found 1/2" rebar with no identification for the southwest corner of this tract on the eastern boundary of the EDGAR J. WENSKE TRUST 0.2118 acre tract recorded in Volume 14805, Page 1250, OPRBCT;

THENCE North 32°26'08" East for 29.42 feet along a western boundary of this tract, the eastern boundary of said WENSKE TRUST 0.2118 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior angle point on the western boundary of this tract, the southeast corner of the SAN ANTONIO ISD 1.1736 acre tract recorded in Volume 5509, Page 1185, OPRBCT, the northeast corner of said WENSKE TRUST 0.2118 acre tract;

THENCE North 78°39'06" West for 135.90 feet (135.86 feet, R1) along a southern boundary of this tract, the northern boundary of said WENSKE TRUST 0.2118 acre tract, the northwest ROW terminus of LIDO LANE (40 feet wide) of NCB 1766, City of San Antonio, Bexar County, Texas, to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a southwestern corner of this tract on the eastern boundary of the GENUINE PARTS COMPANY 0.5703 acre tract being LOT 26, NCB 1766, City of San Antonio, Bexar County, Texas;

THENCE continuing along the southern boundary of this tract, the eastern and northern boundary of said GENUINE PARTS COMPANY 0.5703 acre tract the following courses and distances:

1. North 22°51'34" East for 101.52 feet (101.4 feet, R1) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior corner;
2. North 78°42'04" West for 190.97 feet (190.98 feet, R1) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a southwestern corner of this tract, the northwestern corner of said GENUINE PARTS COMPANY 0.5703 acre tract on the eastern ROW of NORTH ALAMO STREET (variable width public ROW);

THENCE North 17°14'13" East for 93.44 feet (93.43 feet, R1) along the western boundary of this tract, the eastern ROW of NORTH ALAMO STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS#6002" for a northwest corner of this tract on the southern boundary of the ALAMO & GRAYSON LTD, TRACT 1, 0.482 acre tract recorded in Volume 17932, Page 1380, OPRBCT, from which a found 1/2" iron pipe for the southwest corner of said ALAMO & GRAYSON LTD, TRACT 1, 0.482 acre tract bears North 76°48'37" West for 5.01 feet ;

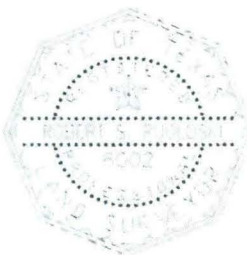
THENCE along the northern boundary of this tract, the southern boundary of said ALAMO & GRAYSON LTD 0.482 acre tract the following courses and distances:

1. South 76°48'37" East for 146.74 feet (144.98 feet, R1) to a found 1/2" rebar with no identification;
2. North 16°39'03" East for 46.81 feet (46 feet, R1) to a found 1/2" rebar with no identification;
3. South 77°08'04" East for 160.70 feet (162 feet, R1) (South 78°45'31" East for 160.69 feet, R16) to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of said ALAMO & GRAYSON LTD 0.482 acre tract, on the western boundary of the SAN ANTONIO INDEPENDENT SCHOOL DISTRICT (SAISD) 0.2601 acre tract being the remainder of original LOT 13, NCB 982, City of San Antonio, Bexar County, Texas;

THENCE North 36°19'56" West for 47.52 feet (North 37°57'48" West for 47.52 feet, R16) continuing along a western boundary of this tract, the eastern boundary of said ALAMO & GRAYSON, LTD 0.482 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for a northwestern corner of this tract, an angle point on the eastern boundary of said ALAMO & GRAYSON LTD 0.482 acre tract, a southwestern corner of the ABINGTON HOLDINGS INC 0.0713 acre tract recorded in Volume 15776, Page 1644, OPRBCT;

THENCE South 89°19'23" East for 227.02 feet (225.0 feet, R4) continuing along the northern boundary of this tract, the southern boundary of said ABINGTON HOLDINGS INC 0.0713 acre tract, the southern boundary of said RIVER NORTH VENTURES 0.32 acre tract to the POINT OF BEGINNING.

CONTAINING: 2.685 acres (117,001 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.

A handwritten signature in black ink, appearing to read "R. S. Rugloski".

Robert S. Rugloski, RPLS #6002
Job #11703011 (DAK / RSR) | March 8, 2017

Z2017134

TX LANDMARK SURVEYING

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

ZONING – 2 E

FIELD NOTES FOR 0.191 ACRES (8,332 SQFT) OF LAND

BEING 0.191 acres (8,332 sqft) of land, said 0.191 acres being the South 50' of LOT 8, BLOCK 6, NEW CITY BLOCK 478, City of San Antonio, Bexar County, Texas (R15), said 0.191 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southwest corner of this tract, the northwest corner of LOT 7, NEW CITY BLOCK 478, on the eastern ROW of AUSTIN STREET (55.6' public ROW) from which a found 1/2" rebar with no identification bears South 00°16'40" East for 111.00 feet (111.0 feet, R15) at the intersection of the eastern ROW of AUSTIN STREET with the northern ROW of QUITMAN STREET (16.6' ROW), of said NEW CITY BLOCK 478;

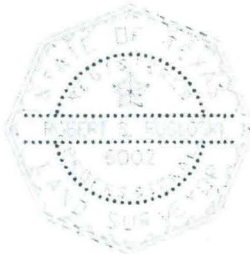
THENCE North 00°16'40" West for 50.00 feet (50.0 feet, R15) along the western boundary of this tract, the eastern ROW of AUSTIN STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northwest corner of this tract, the southwest corner of the TRINI H. GONZALES 0.262 acre tract, recorded in Volume 5418, Page 752, Official Public Records of Bexar County, Texas (OPRBCT);

THENCE North 89°43'20" East for 166.64 feet (166.6 feet, R15) along the northern boundary of this tract, the southern boundary of said GONZALES 0.262 acre tract to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of said GONZALES 0.262 acre tract, on the western ROW of NORTH HACKBERRY STREET (55.6' public ROW);

THENCE South 00°16'40" East for 50.00 feet (50.0 feet, R15) along the eastern boundary of this tract, the western ROW of NORTH HACKBERRY STREET to a set 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southeast corner of this tract, the northeast corner of said LOT 7, NEW CITY BLOCK 478;

THENCE South 89°43'20" West for 166.64 feet (166.6 feet, R15) along the southern boundary of this tract, the northern boundary of said LOT 7, NEW CITY BLOCK 478 to the POINT OF BEGINNING.

CONTAINING: 0.191 acres (8,332 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.

Robert S. Rugloski, RPLS #6002
Job #11703011 (DAK / RSR) | March 8, 2017



Know what's below. Call before you dig.

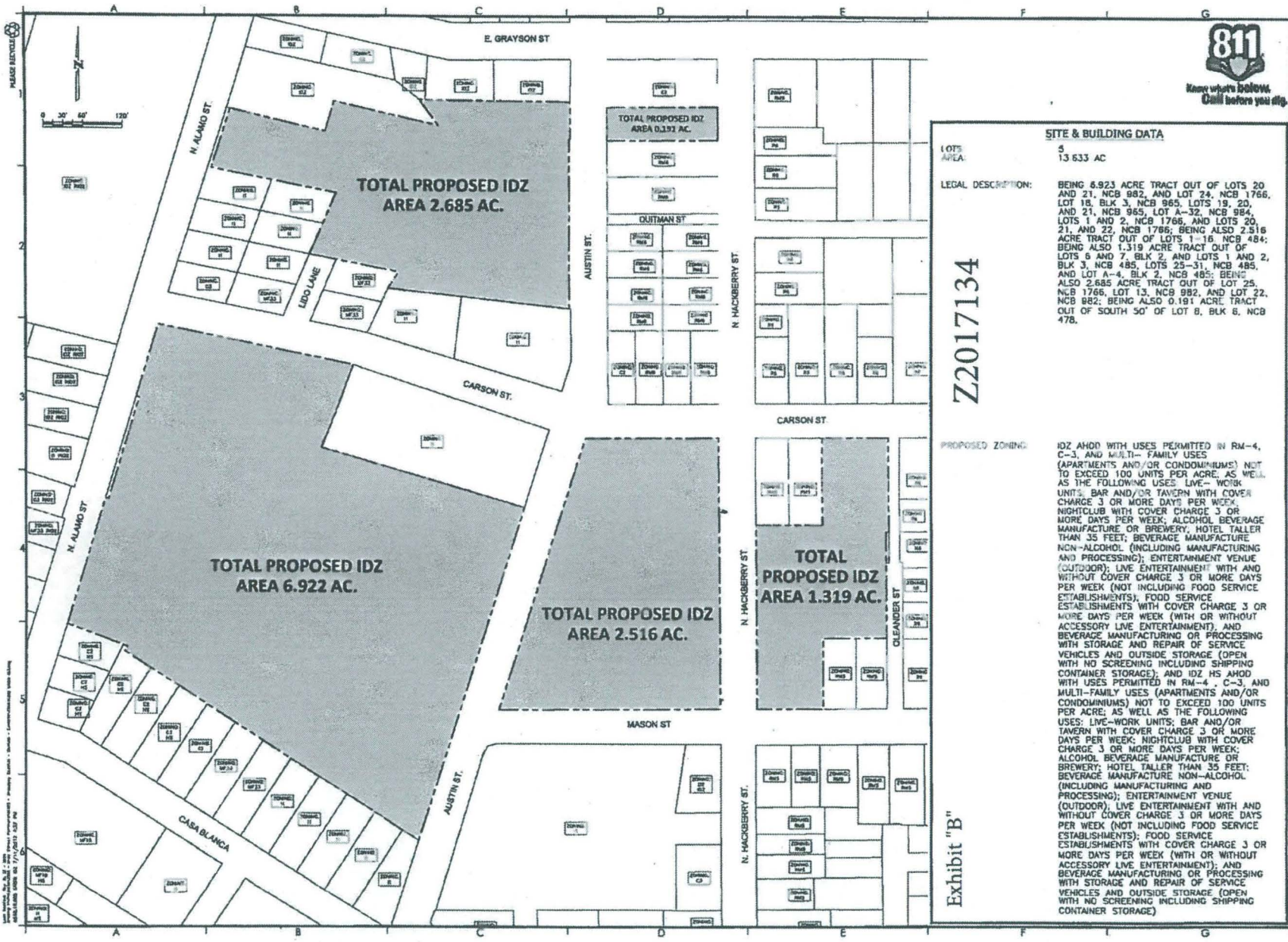


PRELIMINARY NOT FOR CONSTRUCTION. PREPARED UNDER THE SUPERVISION OF ELLER RUSSELL SEAGER P.E. 11/11/2017

BROADWAY EAST BROADWAY ST. AND N. ALAMO SAN ANTONIO, BEXAR COUNTY, TEXAS, 78215

PROJECT: BROADWAY EAST SHEET TITLE: SAUSD IDZ SITE PLAN SHEET NO: 104-11-01-01

EXH



SITE & BUILDING DATA
LOTS AREA: 5 13.633 AC

LEGAL DESCRIPTION: BEING 6.923 ACRE TRACT OUT OF LOTS 20 AND 21, NCB 982, AND LOT 24, NCB 1766, LOT 18, BLK 3, NCB 965, LOTS 19, 20, AND 21, NCB 965, LOT A-32, NCB 984, LOTS 1 AND 2, NCB 1766, AND LOTS 20, 21, AND 22, NCB 1766; BEING ALSO 2.516 ACRE TRACT OUT OF LOTS 1-16, NCB 484; BEING ALSO 1.319 ACRE TRACT OUT OF LOTS 6 AND 7, BLK 2, AND LOTS 1 AND 2, BLK 3, NCB 485, LOTS 25-31, NCB 485, AND LOT A-4, BLK 2, NCB 485; BEING ALSO 2.685 ACRE TRACT OUT OF LOT 25, NCB 1766, LOT 13, NCB 982, AND LOT 22, NCB 982; BEING ALSO 0.191 ACRE TRACT OUT OF SOUTH 50' OF LOT 8, BLK 6, NCB 478.

Z2017134

PROPOSED ZONING: IDZ AH00 WITH USES PERMITTED IN RM-4, C-3, AND M.U.I.- 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); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE); AND IDZ HS AH00 WITH USES PERMITTED IN RM-4, C-3, 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); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE).

Exhibit "B"