

AN ORDINANCE 2018-09-20-0757

**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 0.15 acres out of NCB 3029 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District.

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.

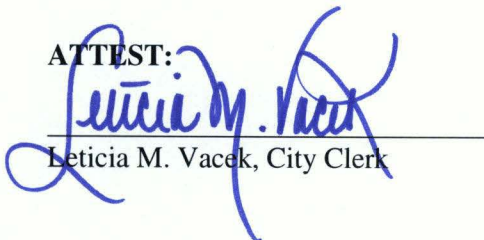
SECTION 6. This ordinance shall become effective September 30, 2018.

PASSED AND APPROVED this 20th day of September 2018.

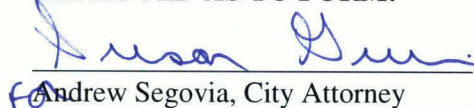


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-4 (in consent vote: Z-1, Z-3, Z-4, Z-5, Z-8, Z-10, Z-13, Z-14, P-3, Z-15, P-4, Z-18, Z-20)						
Date:	09/20/2018						
Time:	02:07:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018274 (Council District 1): 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 "C-2" Commercial District on 0.15 acres out of NCB 3029, located at 306 West Grayson and 310 West Grayson. 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				x
William Cruz Shaw	District 2		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
09/20/2018
Item No. # Z-4

EXHIBIT “A”

Z2018274

METES & BOUNDS DESCRIPTION

OF A 0.09 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 8 AND THE CALLED EAST 26.75 FEET OF LOT 7, BLOCK 3, N.C.B. 3029, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, (CALLED 24.90 FEET IN DOCUMENT NO. 20090195525, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS) BEING THE SAME TRACT AS DEEDED TO ANTONIO C. PEREZ AND ROSA A. PEREZ IN VOLUME 14202, PAGES 2248 AND 2250, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod in the southerly R.O.W. line of W. Grayson Street (a 40' R.O.W.) for the northeast corner of the herein described tract, the northeast corner of said Lot 8, the northwest corner of Lot 9, said Block 3, N.C.B. 3029:

THENCE leaving said R.O.W., along and with the common line of said Lots 8 and 9, generally along a fence, South 23°50'30" West, a distance of 58.21 feet (called a distance of 58.00 feet) to a found 1/2" iron rod for the southeast corner of the herein described tract, the southeast corner of said Lot 8, the southwest corner of said Lot 9, a point on the northerly line of Block 1, Myrtlelawn, as recorded in Vol. 642, Pg. 323, Deed and Plat Records of Bexar County, Texas, being also known as Lots 8-30, Block 1, N.C.B. 6789, and Lots A2,3,4,5, and the west 11.4' of Lot 6, Block 3, N.C.B. 3029 as deeded to HG Property Management LP in Vol. 15862, Pg. 2346, Real Property Records of Bexar County, Texas;

THENCE along and with the common boundary of the herein described tract and said HG Property Management Tract, North 66°18'19" West, a distance of 67.17 feet (called a distance of 66.75 feet) to a set 1/2" iron rod for the southwest corner of the herein described tract, the southeast corner of a tract known as the East 28.6 feet of Lot 6 and the West 13.25 feet of Lot 7, N.C.B. 3029, as deeded to Maria Inez Herrera in Vol. 6078, Pg. 1015, Real Property Records of Bexar County, Texas;

THENCE along and with the easterly line of said Herrera Tract, North 24°04'19" East, a distance of 58.36 feet (called a distance of 58.00 feet) to a set 1/2" iron rod for the northwest corner of the herein described tract, the northeast corner of said Herrera Tract, a point in the southerly R.O.W. line of said W. Grayson Street;

THENCE along and with said R.O.W., same being the north line of the herein described tract, South 66°10'41" East, a distance of 66.94 feet (called a distance of 66.75 feet) to the **POINT OF BEGINNING** and containing 0.09 acres, more or less.

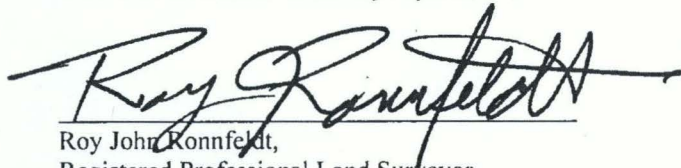
STATE OF TEXAS §
COUNTY OF BEXAR §

April 28, 2016

Exhibit "A"

Z2018274

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



Exhibit "A"

22018274

METES & BOUNDS DESCRIPTION

OF A 0.06 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE CALLED EAST 28.6 FEET OF LOT 6, AND THE WEST 13.5 FEET OF LOT 7, BLOCK 3, N.C.B. 3029, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DEEDED TO MARCELINO G. HERRERA AND MARIA E. HERRERA AND JESUS ALBERTO VILLALOBOS AND MARIA ELENA VILLALOBOS IN VOLUME 6078, PAGE 1015, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found ½" iron rod in the southerly R.O.W. line of W. Grayson Street (a 40' R.O.W.) for the northeast corner of Lot 8, the northwest corner of Lot 9, said Block 3, N.C.B. 3029;

THENCE along said R.O.W., North 66°10'41" West, a distance of 66.94 feet to a set ½" iron rod for the northeast corner and **POINT OF BEGINNING** of the herein described tract, the northwest corner of a 0.09 acre tract this day surveyed and being the same tract as described in a deed to Claudia Liseth Padilla and Isbet Ramos, custodians for Juan Angel Ramos, a minor child in Volume 14202, Pages 2248 and 2250, Real Property Records of Bexar County, Texas;

THENCE leaving said R.O.W., into and across said Lot 7, South 24°04'19" West, a distance of 58.36 feet (called a distance of 58.00 feet) to a set ½" iron rod for the southeast corner of the herein described tract, the southwest corner of said 0.09 Acre Tract, a point on the northerly line of Block 1, Myrtlelawn, as recorded in Vol. 642, Pg. 323, Deed and Plat Records of Bexar County, Texas, being also known as Lots 8-30, N.C.B. 6789, and Lots A2,3,4,5, and the west 11.4' of Lot 6, Block 3, N.C.B. 3029 deeded to HG Property Management LP in Vol. 15862, Pg. 2346, Real Property Records of Bexar County, Texas (herein called HG Tract);

THENCE along and with the common boundary of the herein described tract and said HG Tract, the following courses:

North 66°18'19" West, a distance of 42.11 feet (called a distance of 41.85 feet) to a found ½" iron rod for the southwest corner of the herein described tract, an angle point of said HG Tract;

THENCE along and with the most northerly easterly line of said HG Tract, North 24°12'35" East, at a distance of 57.47 feet passing a found "X" in concrete, a total distance of 57.96 feet (called a distance of 58.00 feet) to a point of reference for the northwest corner of the herein described tract, the northeast corner of said HG Tract, a point in the southerly R.O.W. line of said W. Grayson Street;

THENCE along and with said R.O.W., same being the north line of the herein described tract, South 66°10'41" East, a distance of 41.97 feet (called a distance of 41.85 feet) to the **POINT OF BEGINNING** and containing 0.06 acres, more or less.

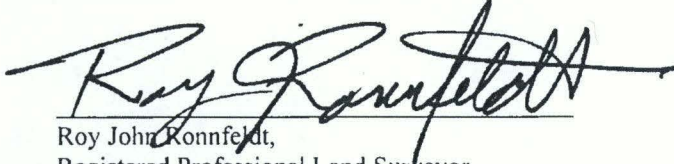
Z2018274

STATE OF TEXAS §

April 28, 2016

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



SG/lj
09/20/2018
Item No. # Z-4

EXHIBIT “B”

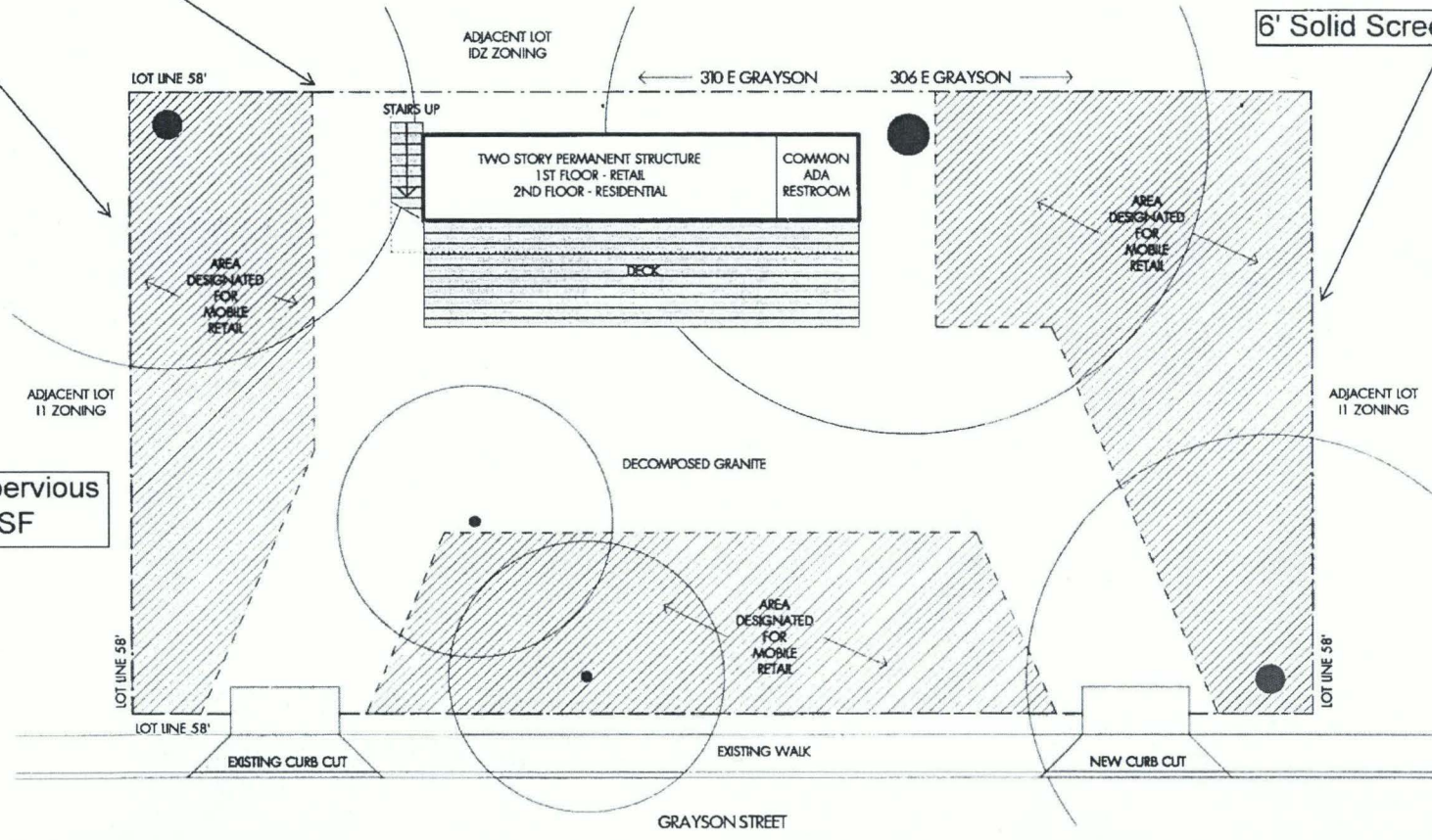
Z2018274

Proposed Rezoning from I-1 AHOD to IDZ AHOD with uses allowed in C-2

6' Solid Screen Fencing

6' Solid Screen Fencing

Proposed Impervious Cover: 5,000 SF



▲ SITE PLAN 0' 5' 10'

Exhibit "B"

The term "Mobile Retail" includes a "Food Truck"

I, Christian Craft of Bexar Den, 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 the Unified Development Code. Additionally, I understand that the 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.