

AN ORDINANCE 2018-01-18-0033

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.

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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 0.6885 acres out of NCB 1860 from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office 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.

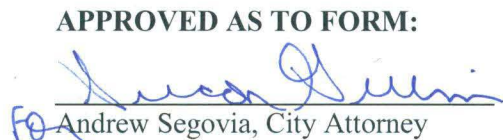
SECTION 6. This ordinance shall become effective January 28, 2018.

PASSED AND APPROVED this 18th day of January 2018.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

FO Andrew Segovia, City Attorney

Agenda Item:	Z-2 (in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46)						
Date:	01/18/2018						
Time:	02:15:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017304 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District on 0.6885 acres out of NCB 1860, located at 2415 North Main Avenue and 107 West Craig Place. 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			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

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Exhibit "A"



72017804

METES AND BOUNDS DESCRIPTION FOR ZONING

A 0.688 acre, or 29,990 square feet more or less, tract of land being a portion of Lot 20, Block 1, New City Block 1860 Laurel Heights Subdivision recorded in Volume 4960, Page 112 of the Deed and Plat Records of Bexar County, Texas, same being that tract described in deed to C&S Lawton Properties Ltd. recorded in Volume 11220, Page 636, of the Official Public Records of Bexar County, Texas, and a portion of Lots 7, 8 & 9, New City Block 1860, same being all of that tract described in deed to D. Capwell Lawton, Jr. and Susan Cox Lawton recorded in Volume 7375, Page 770 of said Official Public Records. Said 0.688 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a point on the north right-of-way line of W. Craig Place, a variable width right-of-way, the south line of said Lot 20, and from which a found 1/4 inch iron rod at the southeast corner of Lot 19 and the southwest corner of said Lot 20, of said Laurel Heights Subdivision, bears S 89°30'18" W, a distance of 9.33 feet;

THENCE: Departing the north right-of-way line of said W. Craig Place, over and across said Lot 20, the following bearings and distances:

N 00°16'12" W, a distance of 136.68 feet to a point;

S 89°58'08" W, a distance of 9.33 feet to a point on the east line of said Lot 19, the west line of said Lot 20;

THENCE: N 00°16'12" W, along and with the east line of said Lot 19, the east line of that tract described in deed as Tract 1 to Kathleen Sommers recorded in Volume 3294, Page 1984 of said Official Public Records, the west line of said Lot 20 and the west line of said Lawton tracts, a distance of 73.34 feet to a point at the northwest corner of said Lawton tract, the southwest corner of that tract described in deed as Tract 2 to Kathleen Sommers recorded in Volume 3294, Page 1984 of said Official Public Records;

THENCE: N 89°30'18" E, departing the east line of said Tract 1, the west line of said Lawton tract, along and with the south line of said Tract 2, the north line of said Lawton tract, a distance of 150.51 feet to a point on the west right-of-way line of N. Main Avenue, a variable width right-of-way, the southeast corner of said Tract 2, the northeast corner of said Lawton tract;

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THENCE: Along and with the west right-of-way line of said N. Main Avenue, the east lines of said Lawton tract, and said Lot 20, the following bearings and distances:

S 00°16'12" E, a distance of 71.14 feet to a point;

S 89°28'37" W, a distance of 2.23 feet to a point;

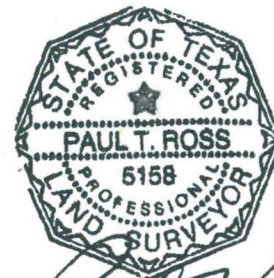
S 00°16'12" E, a distance of 123.66 feet to a point;

Southwesterly, along a curve to the right, said curve having a radius of 15.00 feet, a central angle of 93°01'12", a chord bearing and distance of S 44°51'04" W, 21.76 feet, for an arc length of 24.35 feet to a point at the intersection of the north right-of-way line of said W. Craig Place with the west right-of-way line of said N. Main Avenue;

THENCE: S 89°30'18" W, along and with the north right-of-way line of said W. Craig Place, the south line of said Lot 20, a distance of 123.53 feet to the POINT OF BEGINNING, and containing 0.688 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11335-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 29, 2017
JOB NO. 11335-00
DOC. ID. N:\CIVIL\11335-00\Word\11335-00 EX.docx



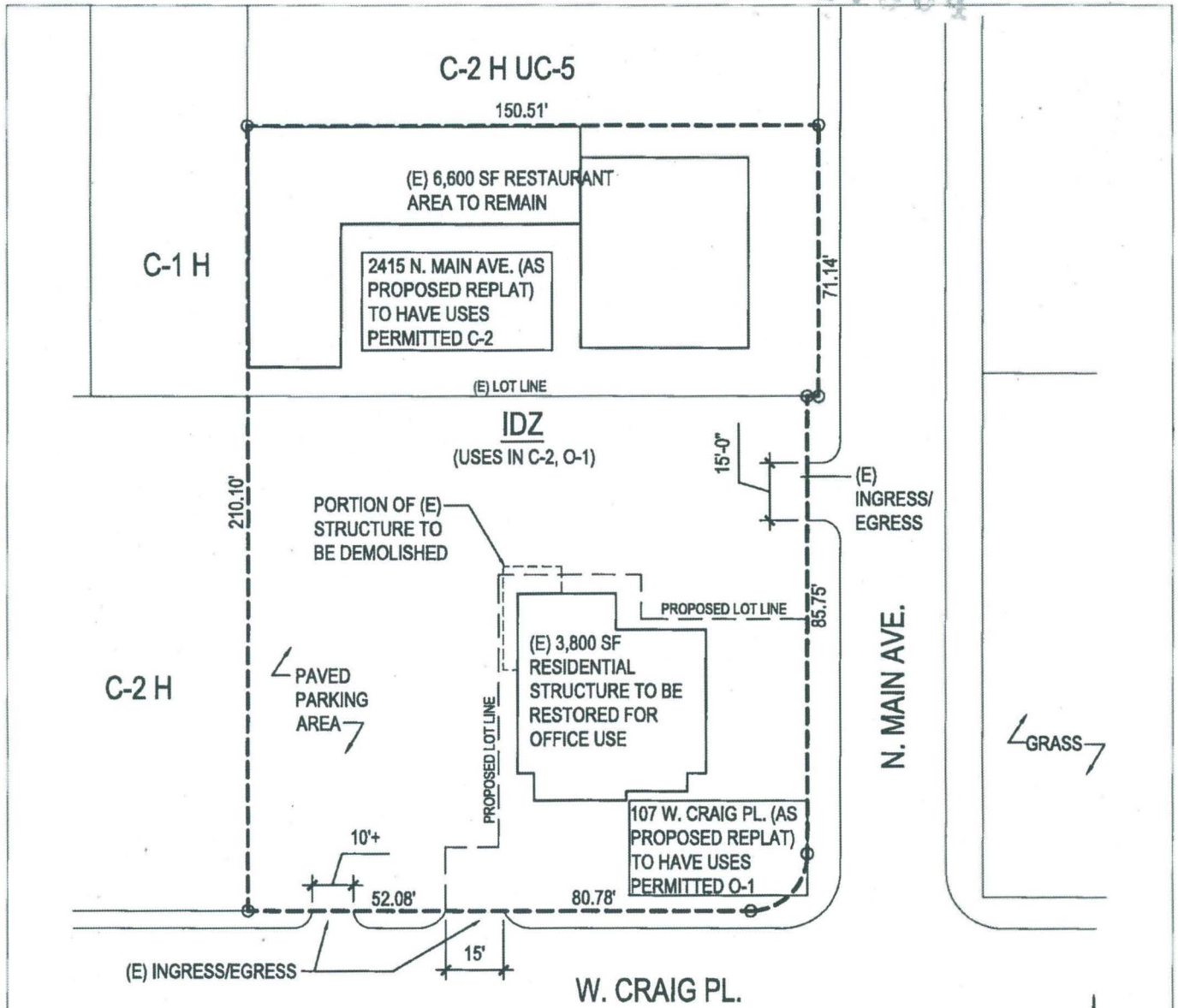
Paul T. Ross
30 NOV. 17

Exhibit "A"

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Exhibit “B”

22017304



- PROPERTY: 0.6885 ACRES (0.4455 + 0.243 AC) (29,991 S.F.)
- LEGAL DESCRIPTION: NCB 1860, BLK 1, LOTS 7, 8, 9, 20
- CURRENT ZONING: C-2 H UC-5 AHOD
- REQUESTED ZONING: IDZ W/USES PERMITTED IN C-2 & O-1 (EACH USE PER FUTURE PLATTED LOT AS INDICATED ON SITE PLAN)
- IMPERVIOUS COVER: UP TO 28,491 (95%)
- SETBACKS/BUFFERYARDS: NONE REQUIRED- ALL BASE ZONING IS COMMERCIAL

I, D. CAPWELL LAWTON, 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 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.

SITE PLAN FOR 107 W. CRAIG & 2415 N. MAIN

SCALE: 1" = 40'



Exhibit "B"