

AN ORDINANCE 2013-12-05-0886

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 0.081 of an acre out of Lot 3, Block 1, NCB 2580 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation.

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 3. 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 4. 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 5. This ordinance shall become effective December 15, 2013.

PASSED AND APPROVED this 5th day of December 2013.

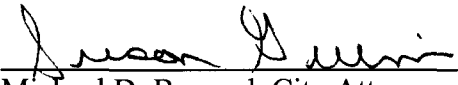

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Michael D. Bernard, City Attorney

Agenda Item:	Z-11 (in consent vote: 44, 45, 46, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-11, Z-12, P-5, Z-14, Z-16)
Date:	12/05/2013
Time:	02:31:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014001 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation on 0.081 of an acre out of Lot 3, Block 1, NCB 2580 located at 111 East LaChappelle. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		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				
Carlton Soules	District 10		x			x	

Northstar Land Surveying, Inc.
9033 Aero St. Suite 105
San Antonio, Texas 78217
(210) 826-6228

FIELD NOTES FOR

A 0.081 ACRE TRACT OF LAND BEING CALLED THE SOUTH IRREGULAR 62.5 FEET OF LOT 3, BLOCK 1, NEW CITY BLOCK 2580, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 15747, PAGE 2246. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found ½ inch iron rod on the north right-of-way line of LaChappelle, the southwest corner of Lot 3, the southeast corner of a portion of Lots 1 and 2 as recorded in Volume 12363, Page 2457, Official Public Records of Real Property of Bexar County, Texas, which is 138.9' in a easterly direction from the east right-of-way line of S. Flores, and is the southwest corner of the herein described tract;

THENCE: North 19 degrees 29 minutes 44 seconds East (Bearings are based on the Texas State Plane Coordinate Grid), 66.30 feet coincident with the east line of the above referenced Lots 1 and 2, to a set ½ inch iron rod on the south line of a 0.1377 acre tract as recorded in Volume 12608, Page 2097, Official Public Records of Real Property of Bexar County, Texas, the northeast corner of a portion of Lots 1 and 2, the beginning of a non-tangent curve to the left, the northwest corner of the herein described tract;

THENCE: 55.24 feet coincident with the southwest line of the above referenced 0.1377 acre tract and with the curve to the left, concave to the northeast, having a central angle of 01 degree 37 minutes 51 seconds, a radius of 1,940.80 feet, and a chord bearing and distance of South 66 degrees 33 minutes 34 seconds East, 55.24 feet to a set ½ inch iron rod on a west line of a 1.0376 acre tract as recorded in Volume 14784, Page 1921, Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the 0.1377 acre tract, the northeast corner of the herein described tract;

THENCE: South 19 degrees 29 minutes 44 seconds West, 62.50 feet coincident with the west line of the above referenced 1.0376 acre tract and Lot 4 as recorded in Volume 7827, Page 701, Deed Records of Bexar County, Texas, to a found ½ inch iron rod on the north right-of-way line of LaChappelle, the southwest corner of the above referenced Lot 4, the southeast corner of the herein described tract;

Continued

Field Notes For
The south irregular 62.5' of Lot 3
Page 2 of 2

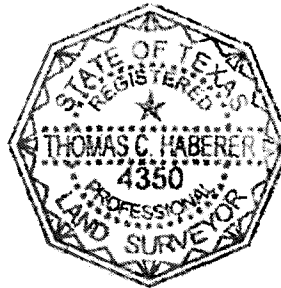
THENCE: North 70 degrees 30 minutes 16 seconds West, 55.11 feet (55.5', called) coincident with the north right-of-way line of La Chappelle to the **POINT OF BEGINNING**, containing 0.081 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



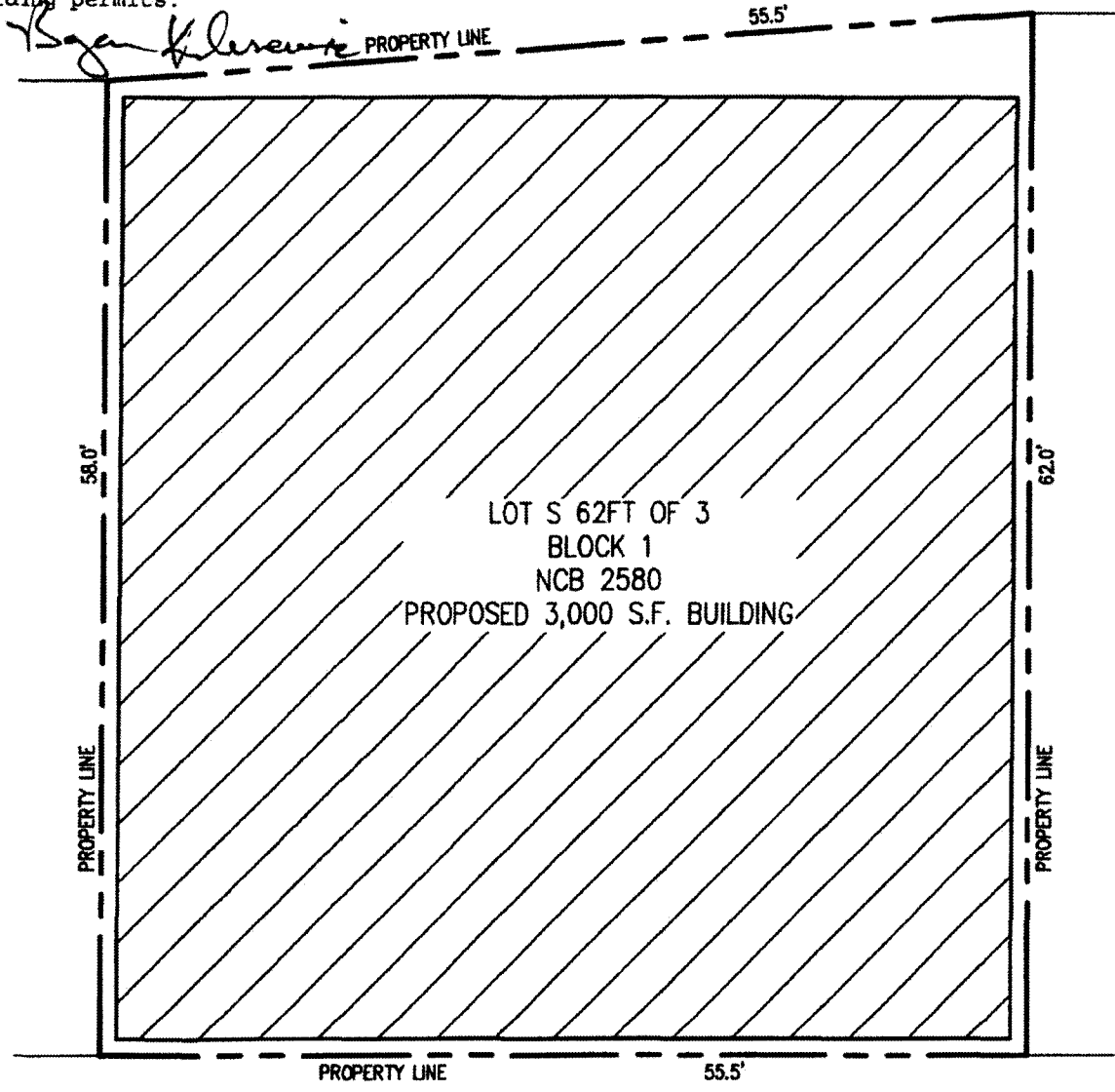
Thomas C. Haberer
Registered Professional Land Surveyor #4350

October 26, 2013
Job Number 10-13-0032



Z2014001

I, Boyan Kalusevic, on behalf of 1902, 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 site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted codes at time of pan submitted for building permits.



REQUESTED LAND USE:
Retail, Office, Service and
Alcohol Distilling

LA CHAPPELLE
(VAR. WIDTH R.O.W.)



1 SITE PLAN
C1 SCALE: 1" = 10'-0"

File: C:\ROBERT LEIVA\PROJECTS\la chappelle\1-site-chappelle.dwg

SITE PLAN

LA CHAPPELLE
SAN ANTONIO, TEXAS

DESIGN RI
DRAWN RI
CHECKED AG
DATE JUNE 2009
JOB NO. ---

SHEET

OF