

AN ORDINANCE 2017-10-19-0832

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 7.556 acres out of NCB 10233 from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

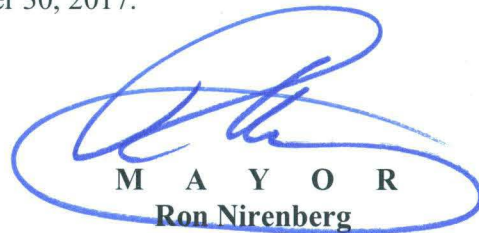
SECTION 3. The City council approves this Infill Development Zone, so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 October 30, 2017.

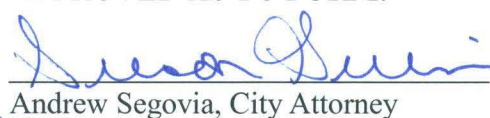
PASSED AND APPROVED this 19th day of October 2017.


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-6 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, P-4, Z-6, Z-8, Z-9, Z-10, Z-12)						
Date:	10/19/2017						
Time:	02:07:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017164 (Council District 2): An Ordinance amending the Zoning District Boundary from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17053)						
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
10/19/2017
Item No. Z-6

Exhibit "A"

72017164

Johnson Surveying, Inc.

Registered Professional Land Surveyor

METES AND BOUNDS DESCRIPTION

7.556 ACRES OF LAND OUT OF LOT 15, NEW CITY BLOCK 10233, IN THE CITY OF SAN ANTONIO, ACCORDING TO PLAT STAR FOOD SUBDIVISION, RECORDED IN VOLUME 9523, PAGE 147, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 18020, PAGE 1244, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID 7.556 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF COCA COLA PLACE MARKING THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 87 DEGREES 07 MINUTES 24 SECONDS WEST 635.61 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 15 TO A PK NAIL FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE NORTH 00 DEGREES 06 MINUTES 32 SECONDS WEST 299.58 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A NAIL FOUND;

THENCE NORTH 15 DEGREES 05 MINUTES 42 SECONDS EAST 20.08 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND;

THENCE NORTH 02 DEGREES 51 MINUTES 49 SECONDS WEST 99.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";

THENCE NORTH 87 DEGREES 08 MINUTES 59 SECONDS EAST 11.90 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";

THENCE NORTH 03 DEGREES 01 MINUTES 08 SECONDS WEST 42.75 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";

THENCE SOUTH 87 DEGREES 07 MINUTES 52 SECONDS WEST 11.90 FEET TO A MAG NAIL FOUND MARKED WITH WASHER MARKED "BROWN";

THENCE NORTH 02 DEGREES 50 MINUTES 59 SECONDS WEST 68.22 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A MAG NAIL FOUND WITH WASHER MARKED "BROWN";

THENCE NORTH 19 DEGREES 39 MINUTES 24 SECONDS WEST 43.38 FEET ALONG THE WESTERLY LINE OF SAID LOT 15 TO A POINT MARKING THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A METAL FENCE POST FOUND BEARS SOUTH 67 DEGREES 44 MINUTES 54 SECONDS WEST 0.96 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 25 SECONDS EAST 576.34 FEET CROSSING SAID LOT 15 TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE MARKING THE NORTHEAST CORNER OF THIS TRACT;

*17890 Blanco Rd., Bldg. 3, Suite 306, San Antonio, TX 78232 • (210) 858-9838 • (210) 247-6138 fax
T'BPLS Firm Reg. #10140500*

Johnson Surveying, Inc.

Registered Professional Land Surveyor

22017164

METES AND BOUNDS DESCRIPTION (PAGE 2 OF 2)

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE AND ALONG A CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS=4170.20 FEET, ARC LENGTH=399.57 FEET, CHORD BEARING=SOUTH 07 DEGREES 29 MINUTES 00 SECONDS EAST AND CHORD LENGTH= 399.42 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "BROWN";

THENCE SOUTH 10 DEGREES 27 MINUTES 53 SECONDS EAST 148.65 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF COCA COLA PLACE TO THE **POINT OF BEGINNING**, AND CONTAINING 7.556 ACRES OF LAND.



Joel Christian Johnson, R.P.L.S.

01/29/15

Date



Survey drawing prepared this date to accompany this description
Basis of Bearings: Texas State Plane Coordinate System - South Central Zone - (NAD 83) (CORS)
Job No.: 847-001-000

17890 Blanco Rd., Bldg. 3, Suite 306, San Antonio, TX 78232 • (210) 858-9838 • (210) 247-6138 fax
TBPLS Firm Reg. #10140500

Exhibit "A"

SG/lj
10/19/2017
Item No. Z-6

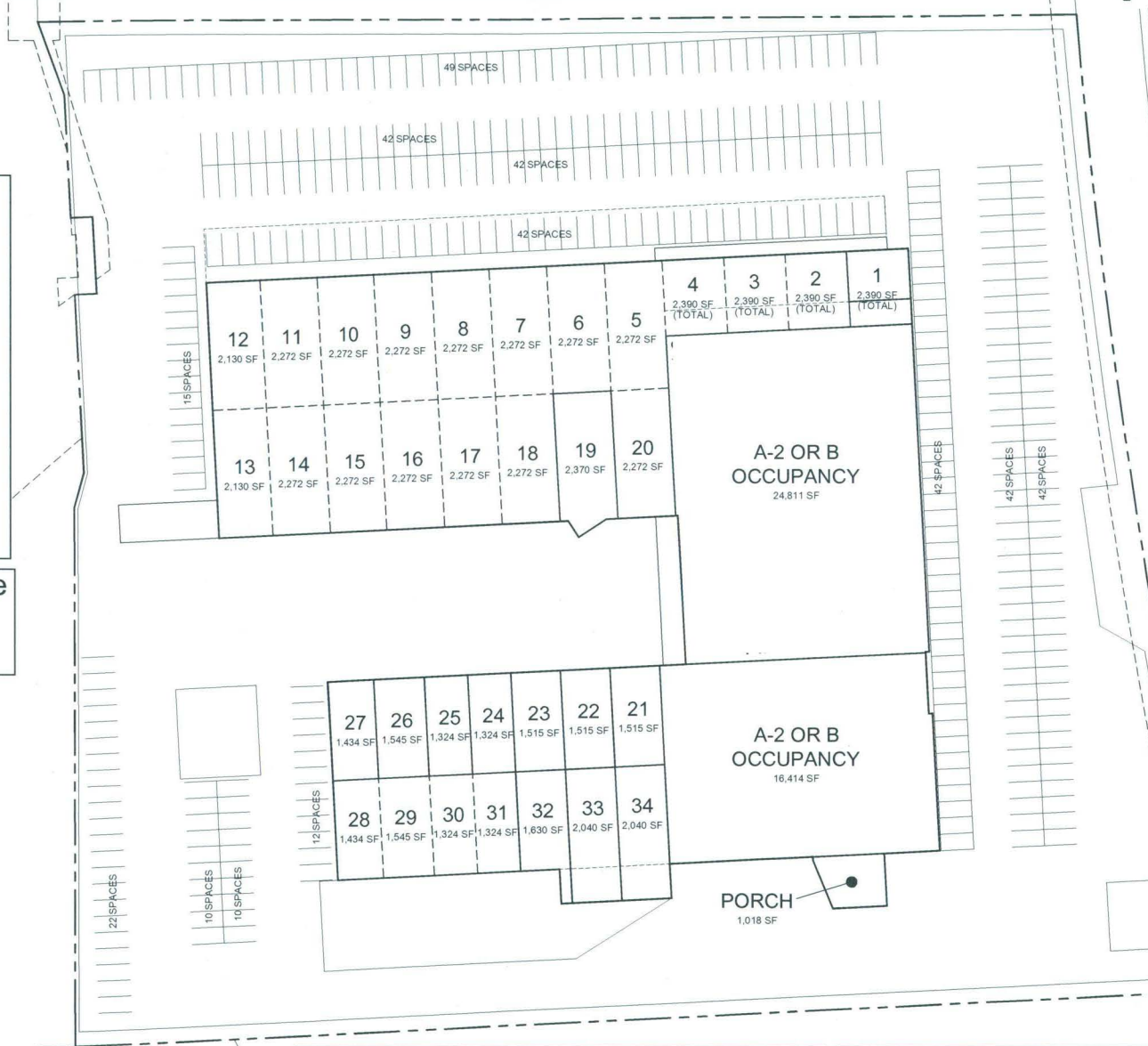
Exhibit “B”

Proposed Zoning Change From L EP-1 to MXD EP-1

EXISTING FIRE HYDRANT

Please note:
the size and
number of
dwelling units
may change
but total
number shall
not exceed 40
units.

6' Chain link fence
around entire
perimeter



I, ENB/BLCB Ventures, 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.

Proposed Use:
MXD with 40 Live/
Work Loft Units and
41,225 SF of C-2
Commercial Uses to
include alcohol bar
and/or tavern with
cover charge 3 or
more days per week
and a commercial
parking lot

Impervious Cover: 296,300 SF Parking Spaces: 350

Exhibit "B"