

AN ORDINANCE 2015-10-15-0886

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 6.094 acres of land out of NCB 3975, from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District, "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District, and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.4552 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay District on 0.6388 acres of land out of NCB 3975.

SECTION 2. The "MPOD-1" Mission Protection Overlay District boundary will remain unchanged.

SECTION 3. A description of the property is attached as **Attachment "A"** 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

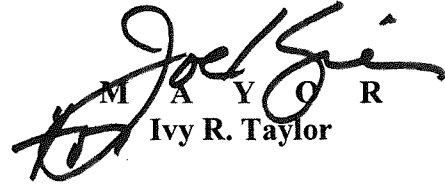
SG/cia
10/15/2015
Z-4

CASE NO. Z2015273

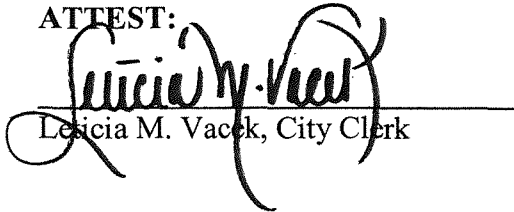
inspection.

SECTION 6. This ordinance shall become effective October 25, 2015.


PASSED AND APPROVED this 15th day of October 2015.


MAYOR
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, City Attorney
for

Agenda Item:	Z-4 (in consent vote: P-2, Z-4)
Date:	10/15/2015
Time:	03:24:59 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015273 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District, "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.4552 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepción Protection Overlay Airport Hazard Overlay on 0.6388 acres of land out of NCB 3975 located in the 200 Block of East Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15077)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x			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				
Michael Gallagher	District 10		x				x



22015273

"ZONING"

METES AND BOUNDS DESCRIPTION
FOR A
6.094 ACRE TRACT OF LAND

Being 6.094 acres of land out of New City Block 3975, City of San Antonio, Bexar County, Texas, and being a portion of an 11.017 acre tract of land as described in Volume 15010, Page 909 of the Official Public Records of Bexar County, Texas, and also containing Lot 5 and Lot 11, Block 1, of the New City Block 3975, Mission Park Subdivision as shown on Plat in Volume 105, Pages 308-309 of the Deed and Plat Records of Bexar County, Texas, and conveyed along with a 0.062 acre tract of land in Volume 16520, Page 2189 of the Official Public Records of Bexar County, Texas, also containing Lot 30, Block 1, as recorded in Volume 642, Page 109 of the Deed and Plat records of Bexar County, Texas and a 0.163 of an acre tract of land, a part of Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as conveyed in Volume 16360, Page 363 of the Official Public Records of Bexar County, Texas, also containing 0.288 of an acre of land, being a part of Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as described in Volume 16406, Page 745 of the Official Public Records of Bexar County, Texas, and said 6.094 acre tract of land being more particularly described as follows;

BEGINNING at a 1½" iron pipe found for the Southeast corner of said 0.288 of an acre tract and in the Northwest line of Felisa Street, the West line of Kalteyer Street and being the Southeast corner of this herein described 6.094 acre tract of land;

THENCE with the Northwest line of Felisa Street, S 82° 00' 43" W, at 99.80' passing a ½" iron pin found for the Southeast corner of said 0.163 of an acre, at 199.73' passing a 2 ½" aluminum cap in concrete stamped "U. S. DEPT. OF INTERIOR" near the Southwest corner of said Lot 30, Block 1, New City Block 3975, Mission Park, an Addition to the City of San Antonio, and continuing a total distance of 568.79 to a point for a corner;

THENCE departing said Felisa Street, N 00° 52' 05" W, a distance of 255.80 feet to an interior corner;

THENCE departing said interior corner, N 86° 07' 17" W, a distance of 475.13 feet to ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the East line of a 0.535 of an acre tract of land recorded in Volume 4920, Page 59 of the Official Public Records of Bexar County, Texas, a Westerly line of said 11.017 acres of land, and being a Southwesterly corner of this herein described 6.094 acre tract of land;

THENCE with the East line of said 0.535 of an acre tract of land, the following calls and distances:

N 22° 09' 47" W, a distance of 190.00 feet to ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner of this herein described 6.094 acre tract of land;

THENCE departing said Westerly corner, and across said 11.017 acre tract of land the following calls:

S 83° 05' 57" E a distance of 344.68 feet to a corner;

S 01° 30' 31" E a distance of 113.31 feet to a corner;

S 83° 05' 57" E a distance of 379.12 feet to a corner;

N 13° 14' 43" E a distance of 304.22 feet to a point in the South line of East Mitchell Street,



22015273

THENCE with the South line of Mitchell Street, S 77° 23' 57" E, a distance of 269.14 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Northeast corner of said Lot 5, Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, in the West line of Kalteyer Street and being a Northeast corner of this herein described 6.094 acre tract of land;

THENCE departing the Northeast corner of said Lot 5, Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio and with the West line of Kalteyer Street, S 07° 56' 40" E, 134.45 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Southeast corner of said Lot 5, Block 1, of the New City Block 3975, and in the Northerly line of a 16 foot alley as shown on said Plat of Mission Park;

THENCE departing Kalteyer Street and with the South line of Lot 5, N 80° 42' 19" W a distance of 99.57 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Southwest corner of said Lot 5, and being an Easterly line of said 6.094 acre tract of land;

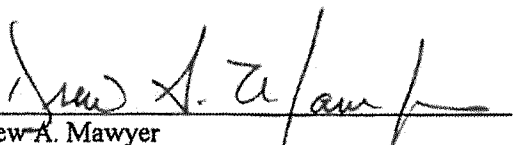
THENCE departing the Southwest corner of Lot 5 and with said Easterly line of 11.017 acres, and across said 16 foot Alley, S 13° 19' 10" W a distance of 16.04 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for an interior corner of said 6.094 acre tract of land;

THENCE with the Southerly line of said 16 foot Alley, S 80° 42' 19" E a distance of 105.66 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Westerly line of Kalteyer Street for the Northeast corner of said Lot 11, Block 1, New City Block 3975;

THENCE continuing with the Westerly line of Kalteyer Street and with the with the Easterly lines of said Lot 11, said 0.062 acre tract and said 0.288 acre tract of land, S 07° 56' 40" E, a distance of 275.10 feet to the Point Of Beginning and containing a 6.094 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204) NAD 83. Survey on the ground in March and April of 2015.

"This document was prepared under 22 TAC §663.21, 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."


Drew A. Mawyer

Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell Lane, New Braunfels, Tx 78130
C:_Work\BRD\BRD044-Mitchell St\M&B\Zoning6.094 AC M&B.docx





“ZONING FOR”
“RIO 4 OVERLAY AREA”

METES AND BOUNDS DESCRIPTION
FOR A
5.4552 ACRE TRACT OF LAND

Being 5.4552 acres of land (PER BEXAR APPRAISAL DISTRICT) out of New City Block 3975, City of San Antonio, Bexar County, Texas, and being a portion of an 11.017 acre tract of land as described in Volume 15010, Page 909 of the Official Public Records of Bexar County, Texas, and also containing Lot 5 and Lot 11, Block 1, of the New City Block 3975, Mission Park Subdivision as shown on Plat in Volume 105, Pages 308-309 of the Deed and Plat Records of Bexar County, Texas, and conveyed along with tract of land in Volume 16520, Page 2189 of the Official Public Records of Bexar County, Texas, and said 5.4552 acre tract of land being more particularly described as follows;

BEGINNING at the Northeast corner of said Lot 5, Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, in the South line of Mitchell St and West line of Kalteyer Street, and being a Northeast corner of this herein described 5.4552 acre tract of land;

THENCE departing the Northeast corner of said Lot 5, Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio and with the West line of Kalteyer Street, S 07° 56' 40" E, 134.45 feet for the Southeast corner of said Lot 5, Block 1, of the New City Block 3975, and in the Northerly line of a 16 foot alley as shown on said Plat of Mission Park;

THENCE departing Kalteyer Street and with the South line of Lot 5, N 80° 42' 19" W a distance of 99.57 feet to the Southwest corner of said Lot 5, and being an interior corner of this herein described 5.4552 acre tract of land;

THENCE departing the Southwest corner of Lot 5 and with said Easterly line of said 11.017 acres, and across said 16 foot Alley, S 13° 19' 10" W a distance of 16.04 feet to an interior corner of said 5.4552 acre tract of land;

THENCE with the Southerly line of said 16 foot Alley, S 80° 42' 19" E a distance of 105.66 feet to the Westerly line of Kalteyer Street for the Northeast corner of said Lot 11, Block 1, New City Block 3975;

THENCE continuing with the Westerly line of Kalteyer Street and with the with the Easterly lines of said Lot 11, S 07° 56' 40" E, a distance of 160.03 feet to a ½" iron pin found for the Northeast corner of a 0.286 (PER BEXAR APPRAISAL DISTRICT) of an acre of land, being a part of Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as described in Volume 16406, Page 745 of the Official Public Records of Bexar County, Texas, and being the Southeasterly corner of this herein described 5.4552 acre tract of land;

THENCE departing the Westerly line of said Kalteyer St., along the Northerly line of said 0.286 acre tract and continuing along the Northerly line of a 0.1645 (PER BEXAR APPRAISAL DISTRICT) of an acre tract of land, a part of Block 1, New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as conveyed in Volume 16360, Page 363 of the Official Public Records of Bexar County, Texas, N 83° 05' 57" W a distance of 114.58 to the northerly corner of said 0.1645 of an acre tract, and being an interior corner of this herein described 5.4552 acre tract of land;

THENCE with the Northwesterly line of said 0.1645 of an acre tract of land, S 13° 21' 07" W a distance of 25.16 to a corner of this herein described 5.4552 acre tract of land;

THENCE along the Northerly line of said 0.1645 of an acre tract and continuing along the Northerly line of Lot 30, Block 1, as recorded in Volume 642, Page 109 of the Deed and Plat records of Bexar County, Texas, N 83° 05' 57" W a distance of 75.00 feet to the Northwesterly corner of said Lot 30, Block 1, and being an interior corner of this herein described 5.4552 acre tract of land;

THENCE with the Westerly line of said Lot 30, Block 1, N 16° 37' 24" E, a distance of 2.14 feet to a corner for this herein described 5.4552 of an acre tract of land;

THENCE continuing with the Westerly line of said Lot 30, Block 1, S 05° 17' 16" E, a distance of 138.56 feet to the Southwest corner of said Lot 30, Block 1, being a corner on the Northwesterly line of Felisa St. and being the Southerly corner of this herein described 5.4552 acre tract of land;

THENCE with the Northwesterly line of said Felisa St., S 82° 00' 43" W a distance of 369.09 feet for a Southerly corner of this herein described 5.4552 acre tract of land;

THENCE departing said Felisa Street and continuing the following calls:

N 00° 52' 05" W a distance of 255.80 feet to a corner of this herein described 5.4552 acre tract of land;

and N 86° 07' 17" W a distance of 475.13 feet to a corner on the easterly line of a 0.535 acre tract of land being as conveyed to P.F. Flores Archbishop of San Antonio as described in Volume 4920, Page 59 of the Official Public records of Bexar County, Texas and being the Southwesterly corner of this herein described 5.4552 acre tract of land;

THENCE with the Easterly line of said 0.535 acre tract of land, N 22° 09' 47" W, a distance of 190.00 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly corner of this herein described 5.4552 acre tract of land;

Z2015273

THENCE departing said P.F. Flores Archbishop of San Antonio 0.535 of an acre tract, and through said 11.017 acre tract the following calls:

S 83° 05' 57" E a distance of 344.68 feet to a corner of this herein described 5.4552 acre tract of land;

S 01° 30' 31" E a distance of 113.31 feet to an interior corner of this herein described 5.4552 acre tract of land;


S 83° 05' 57" E a distance of 379.12 feet to an interior corner of this herein described 5.4552 acre tract of land;

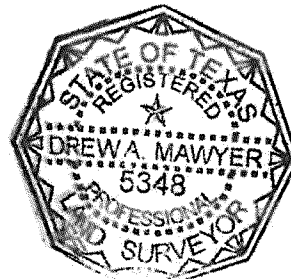
and N 13° 14' 43" E a distance of 304.22 feet to a corner on the Southwesterly line of said E. Mitchell Street and being a Northerly corner of this herein described 5.4552 acre tract of land;

THENCE with the Southwesterly line of said Mitchell Street, S 77° 27' 59" E, a distance of 268.88 feet to the POINT OF BEGINNING and containing a 5.4552 acre tract of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204) NAD 83.

"This document was prepared under 22 TAC §663.21, 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."


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell Lane, New Braunfels, Tx 78130
BRD044 - 5.4552 AC RIO 4 OVERLAY AREA MB





“ZONING FOR”
“NON RIO 4 OVERLAY AREA”

METES AND BOUNDS DESCRIPTION
FOR A
0.6388 OF AN ACRE
TRACT OF LAND

Being 0.6388 of an acre tract of land out of New City Block 3975, City of San Antonio, Bexar County, Texas, and being all of Lot 30, Block 1, as recorded in Volume 642, Page 109 of the Deed and Plat records of Bexar County, Texas and a 0.1645 of an acre tract of land (ACREAGE PER BEXAR APPRAISAL DISTRICT), a part of Block 1, New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as conveyed in Volume 16360, Page 363 of the Official Public Records of Bexar County, Texas, also containing 0.286 of an acre of land (ACREAGE PER BEXAR APPRAISAL DISTRICT), being a part of Block 1, of the New City Block 3975, Mission Park, an Addition to the City of San Antonio, Bexar County, Texas, as described in Volume 16406, Page 745 of the Official Public Records of Bexar County, Texas, and said 0.6388 of an acre tract of land (ACREAGE PER BEXAR APPRAISAL DISTRICT) being more particularly described as follows;

BEGINNING at a 1½” iron pipe found for the Southeast corner of said 0.286 of an acre tract and in the Northwest line of Felisa Street, the West line of Kalteyer Street and being the Southeast corner of this herein described 0.6388 of an acre tract of land;

THENCE with the Northwest line of Felisa Street, at 99.80’ passing a ½” iron pin found for the Southeast corner of said 0.1645 of an acre, continuing a total distance of 199.73’ to the Southwest corner of said Lot 30, Block 1, New City Block 3975, Mission Park, an Addition to the City of San Antonio, and being the Southwesterly corner of this herein described 0.6388 of an acre tract of land;

THENCE departing said Felisa Street, N 05° 17’ 16” W, a distance of 138.56 feet to an interior corner of a 11.017 acre tract of land, Called Tract 1, Archbishop of San Antonio, as conveyed in Volume 15010, Page 909 of the Official Public Records of Bexar County, Texas, and being a Northwesterly corner of this herein described 0.6388 of an acre tract of land;

THENCE along said 11.017 acre tract of land, N 16° 37’ 24” E, a distance of 2.14 feet to a corner for this herein described 0.6388 of an acre tract of land;

THENCE along said 11.017 acre tract of land, S 83° 05’ 57” E a distance of 75.00 feet to a Southwesterly corner of a tract of land, called Tract 3, Archbishop of San Antonio, conveyed in Volume 16520, Page 2189 and Volume 5214, Page 1530 of the Official Public Records of Bexar County, Texas, and being an interior corner of this herein described 0.6388 of an acre tract of land;


THENCE with said Westerly line of Tract 3, N 13° 21’ 07” E a distance of 25.16 feet to a corner for this herein described 0.6388 of an acre tract of land;

THENCE continuing along the Southerly line of said Tract 3, S 83° 05’ 57” E a distance of 114.58 feet to a corner along the Westerly line of said Kalteyer St., and being the Northeasterly corner of this herein described 0.6388 of an acre tract of land;

THENCE with the Westerly line of said Kalteyer St., a distance of 115.07 feet to the Point Of Beginning and containing a 0.6388 of an acre tract of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204) NAD 83.

"This document was prepared under 22 TAC §663.21, 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."


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
132 Caddell Lane, New Braunfels, Tx 78130
BRD044 – Mitchell St 0.588 AC Non Rio 4 Overlay Area

