

AN ORDINANCE 2018-04-05-0230

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 1.6596 acres out of NCB 977 from "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" Commercial District and "O-2" High-Rise 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.

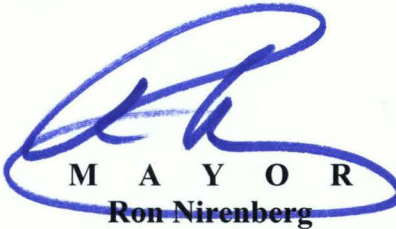
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
04/05/2018
Z-7 -Corrected

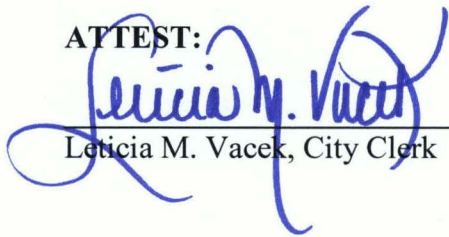
CASE NO. Z2018037

SECTION 6. This ordinance shall become effective April 15, 2018.

PASSED AND APPROVED this 5th day of April 2018.



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-7 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018037 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 RIO-2 DN UC-2 AHOD" General Industrial River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District on 1.6596 acres out of NCB 977, located at 1990 Broadway Street. Staff and Zoning Commission recommend Approval. (Continued from January 18, 2018)						
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			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				
Clayton H. Perry	District 10		x				

Z2018037



**FIELD NOTES
FOR
A 1.6596 ACRE TRACT**

A 1.6596 acre (72,294 square feet) tract of land, out of Block 20, N.C.B. 977, City of San Antonio, Bexar county, Texas, being out of a called 0.772 acre tract, being all of Lots 3-4, 11-12, and portions of Lots 2 and 5, Block 20, N.C.B. 977, conveyed to 1912 Broadway LLC. of record in Volume 14827, Page 1694 of the Official Public Records of Bexar County, Texas, a called 0.2829 acre tract, being all of Lot 6 and a portion of Lot 5, Block 20, N.C.B. 977, conveyed to Ramiro Garza of record in Volume 6435, Page 1607 of the Official Public Records of Bexar County, Texas, a called 0.1112 acre tract, being portions of Lots 7-8, Block 20, N.C.B. 977, conveyed to Ramiro Garza of record in Volume 17712, Page 403 of the Official Public Records of Bexar County, Texas, a called 0.0964 acre tract, being portions of Lots 7-8, Block 20, N.C.B. 977, conveyed to Le Thai Huyen and Nguyen Thi Thuan of record in Volume 7057, Page 165 of the Official Public Records of Bexar County, Texas, a called 0.0771 acre tract, being a portion of Lot 8, Block 20, N.C.B. 977, conveyed to John Wilson of record in Volume 4487, Page 462 of the Official Public Records of Bexar County, Texas, a called 0.0707 acre tract, being all of Lot 9A, Block 20, N.C.B. 977, conveyed to M. Trevino (ownership per Bexar County Appraisal District), a called 0.0775 acre tract, being all of Lot 9B, Block 20, N.C.B. 977, conveyed to Roland A. and Cecilia Trevino of record in Volume 7844, Page 507 of the Official Public Records of Bexar County, Texas, a called 0.0682 acre tract, being all of Lot 10A, Block 20, N.C.B. 977, conveyed to Rudolfo Ramirez of record in Volume 2858, Page 1928 of the Official Public Records of Bexar County, Texas, and a called 0.0961 acre tract, being all of Lot 10B, Block 20, N.C.B. 977, conveyed to Rudolfo Ramirez of record in Volume 4948, Page 620 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found chiseled "X" at the northeast corner of the intersection of the northeast line of East Grayson Street, a 57.00 foot right-of-way, and the southwest line of Broadway Street, an 80.00 right-of-way, for the southwest corner of Block 20, N.C.B. 977, the southwest corner of a called 0.1658 acre tract, being all of Lot 1 and a portion of Lot 2, Block 20, N.C.B. 977, conveyed to OT Partners, LLC. of record in Volume 15411, Page 1586 of the Official Public Records of Bexar County, Texas;

THENCE: N 17°10'35" E, leaving the northeast line of East Grayson Street, along and with the southeast line of Broadway Street, the northwest line of the 0.1658 acre tract, a distance of 53.50 feet to a point for the northwest corner of the 0.1658 acre tract, the most westerly southwest corner of the 0.772 acre tract and the tract described herein, for the **POINT OF BEGINNING**, from which a found ½" iron rod bears S 03°13'43" E, a distance of 0.27 feet;

THENCE: N 17°10'35" E, along and with the southeast line of Broadway Street, the northwest line of the 0.772 acre tract, the 0.2829 acre tract and the tract described herein, at a distance of 46.23 feet passing a found ½" iron rod, continuing a distance of 103.30 feet passing a found ½"

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iron rod, and continuing for a total distance of **241.50 feet** to a point at the southeast corner of the intersection of the southeast line of Broadway Street and the southwest line of East Josephine Street, a 60.00 foot right-of-way, for the northwest corner of Block 20, N.C.B. 977, the 0.2829 acre tract, and the tract described herein;

THENCE: S 77°29'25" E, leaving the southeast line of Broadway Street, along and with the southwest line of East Josephine Street, the northeast line of the 0.2829 acre tract, the 0.1112 acre tract, the 0.0964 acre tract, and the tract described herein, a distance of **269.96 feet** to a point at the intersection of the southwest line of East Josephine Street and the northwest line of North Alamo Street, a 40.00 foot right-of-way, for the northeast corner of Block 20, N.C.B. 977, the 0.0964 acre tract, and the tract described herein;

THENCE: S 17°01'17" W, leaving the southwest line of East Josephine Street, along and with the northwest line of North Alamo Street, the east line of the 0.0964 acre tract, the 0.0771 acre tract, the 0.0707 acre tract, the 0.0775 acre tract, the 0.0682 acre tract, the 0.0961 acre tract, the 0.772 acre tract, and the tract described herein, at a distance of 192.97 feet passing a found ½" iron rod, continuing for a total distance of **294.94 feet** to a point at the intersection of the northeast line of East Grayson Street and the northwest line of North Alamo Street, for the southeast corner of Block 20, N.C.B. 977, the 0.772 acre tract and the tract described herein;

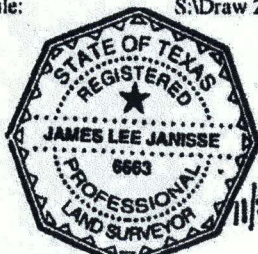
THENCE: N 77°29'25" W, leaving the northwest line of North Alamo Street, along and with the northeast line of East Grayson Street, the southwest line of the 0.772 acre tract and the tract described herein, a distance of **135.76 feet** to a point for the southeast corner of the 0.1658 acre tract, the most southerly southwest corner of the 0.772 acre tract, and the tract described herein;

THENCE: N 17°10'35" E, leaving the northeast line of East Grayson Street, along and with the southeast line of the 0.1658 acre tract, a northwest line of the 0.772 acre tract, and the tract described herein, a distance of **53.50 feet** to a point for the northeast corner of the 0.1658 acre tract, an interior corner of the 0.772 acre tract and the tract described herein;

THENCE: N 77°29'25" W, along and with the northeast line of the 0.1658 acre tract, a southwest line of the 0.772 acre tract, and the tract described herein, a distance of **135.00 feet** to the **POINT OF BEGINNING** and containing **1.6596 acres** (72,294 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"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."

Job No.: 17-134
Prepared by: KFW Surveying
Date: November 2, 2017
File: S:\Draw 2017\17-134 1900 Broadway\DOCS\FN 17-134 1.6596ac

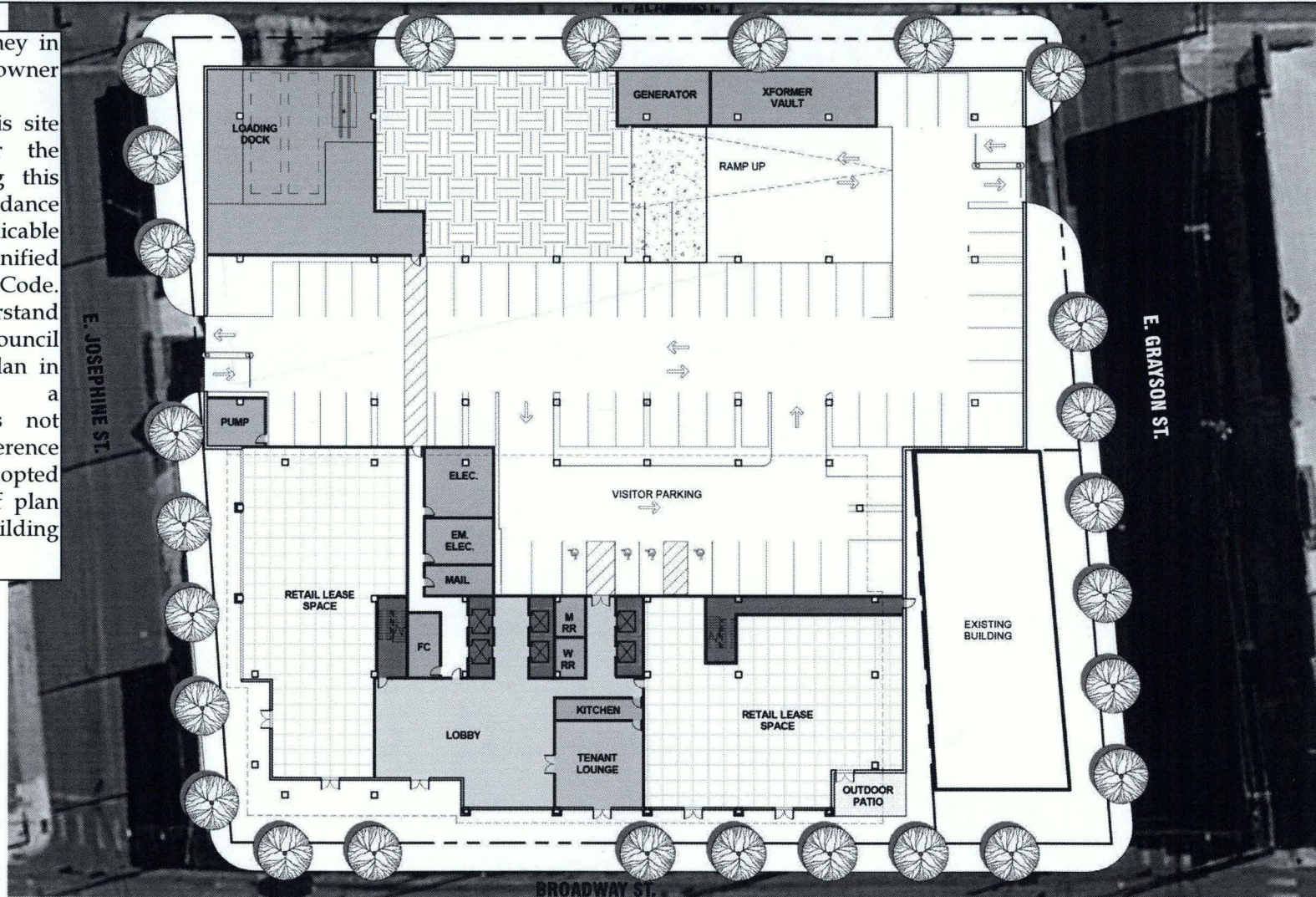


James Janisse

11/2/17

Zoning Site Plan for Change from I-1 RIO-2 UC-2 to IDZ DN RIO-2 UC-2 with uses allowed in C-3 and O-2

I, Mike Clark, Attorney in Fact, the property owner representative, 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.



Z2018037 CORRECTED

GROUND FLOOR PLAN
SEPT 05 2017



MILAM REAL ESTATE CAPITAL, LLC

1990 BROADWAY OFFICE BUILDING

SAN ANTONIO, TX

Exhibit "B"



0 15ft 30ft

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