

AN ORDINANCE 2016-01-28-0059

**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 0.2921 acres of land out of NCB 2838 and NCB 6673 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District.

**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 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.

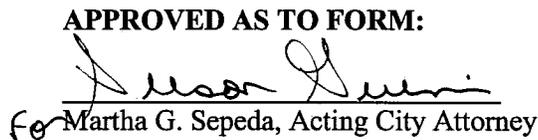
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective February 7, 2016.

**PASSED AND APPROVED** this 28<sup>th</sup> day of January, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**  
  
Letecia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-18 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22 )
<b>Date:</b>	01/28/2016
<b>Time:</b>	02:04:47 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2016041 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 2838 and NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	Passed

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

**Z2016041**

**Metes and Bounds  
0.2921 Acres  
San Antonio, Bexar County, Texas**

Being a 0.2921 acre tract of land situated in the City of San Antonio, Bexar County, Texas, comprised of that same called 0.16 acre tract of land as described by City Ordinance number 2015-02-12-0094, S.P. No. 1573, recorded in Volume 17104, Page 1027 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), being comprised of the remaining portion of Lots 13 and 14, Block 1, New City Block (N.C.B.) 6673, COLONIA BUENA VISTA ADDITION as recorded in Volume 642, Page 193 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) and the remaining portion of Lot 12, Block 8, N.C.B. 2838, SILVAN PARK as recorded in Volume 642, Page 15, D.P.R.B.C.T., and that called 0.055 acre portion of Rochambau Street Public Right-of-Way (R.O.W.), together with all of Lot 15, Block 1, N.C.B. 6673, COLONIA BUENA VISTA ADDITION as recorded in Volume 642, Page 193, D.P.R.B.C.T., said 0.2921 acre tract being more particularly described as follows;

**BEGINNING** at a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612" at the intersection of the east R.O.W. line of Interstate Highway No. 35 (variable width R.O.W.) and the north R.O.W. line of Teresa Street (30 foot R.O.W.) being the southwest corner of said 0.16 acre tract, for the southwest corner of the herein described tract;

**THENCE** North 05° 57' 30" East, along the east R.O.W. line of Interstate Highway No. 35, a distance of 98.04 feet to a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612" for a corner of the herein described tract;

**THENCE** North 05° 35' 18" East, continuing along the east R.O.W. line of Interstate Highway No. 35, a distance of 156.87 feet to a found MAG nail in a concrete sidewalk being the northwest corner of said 0.16 acre tract at the intersection of the east R.O.W. line of Interstate Highway No. 35 and the south R.O.W. line of Cottonwood Avenue (50' R.O.W.), for the northwest corner of the herein described tract;

**THENCE** North 89° 31' 02" East, along the south R.O.W. line of Cottonwood Avenue, a distance of 18.04 feet to a found 60d nail being the northeast corner of said 0.16 acre tract and the northwest corner of said 0.055 acre portion of abandoned R.O.W. of Rochambau Street (variable width R.O.W.), for a corner of the herein described tract;

**THENCE** South 45° 20' 34" East, along the east boundary line of said 0.055 acre portion of abandoned R.O.W., a distance of 13.47 feet to a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612", for the northeast corner of the herein described tract;

**THENCE** South 03° 45' 24" East, continuing along the east line of said 0.055 acre portion of abandoned R.O.W., a distance of 42.43 feet to a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612" for a corner of the herein described tract;

**THENCE** South 07° 06' 21" East, continuing along the east line of said 0.055 acre portion of abandoned R.O.W., a distance of 105.01 feet to a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612", being the northeast corner of said Lot 15 on the west R.O.W. line of Rochambau Street, for a corner of the herein described tract;

Z2016041

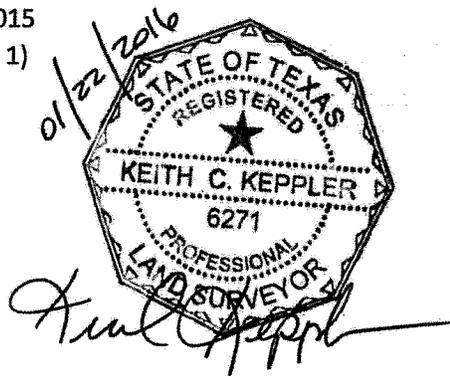
THENCE South 00° 21' 49" East, along the west R.O.W. line of Rochambau Street, a distance of 97.35 feet to a 1/2-inch iron rod found with cap stamped "MLS CO., RPLS 4612", being the southeast corner of said Lot 15 at the intersection of the west R.O.W. line of Rochambau Street and the north R.O.W. line of Teresa Street, for the southeast corner of the herein described tract;

THENCE South 89° 38' 49" West, along the north R.O.W. line of Teresa Street, a distance of 69.47 feet to the **POINT OF BEGINNING** and containing 0.2921 acres of land, more or less.

Note: Basis of Bearing is referenced to the Texas State Plane Coordinate System, NAD 83 (2011), Texas South Central Zone (4204).

Date Prepared: November 6, 2015

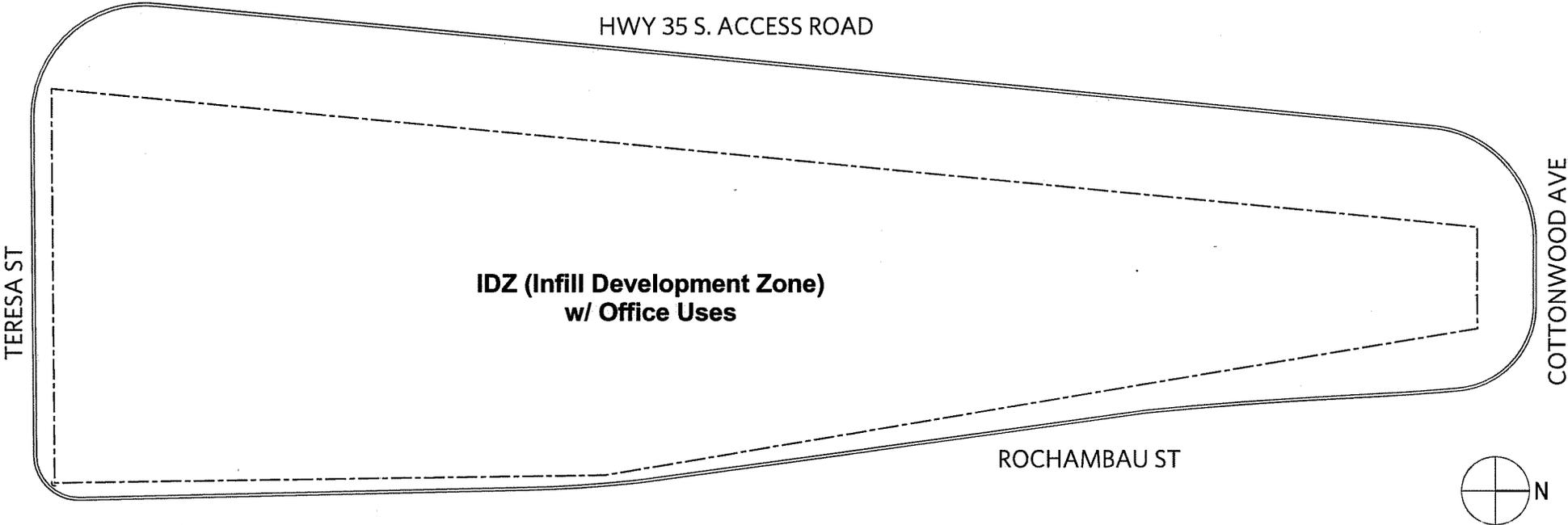
Revised: January 22, 2016 (REV 1)



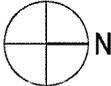
Keith C. Keppler, R.P.L.S.

Texas Registered Professional Land Surveyor No. 6271

Z2016041



**IDZ (Infill Development Zone)  
w/ Office Uses**



SITE AND BUILDING DATA:	
LOTS:	ONE
AREA:	0.29212 ACRES (12,725 SF)
PROPOSED USE:	COMMERCIAL OFFICES
LEGAL DESCRIPTION:	NCB 6673 BLOCK 1 LOT 15 NCB 2838 BLK 8 LOT W IRR 18 FT OF 12 (.093 AC) & NCB 6673 BLK 1 LOT E IRR 10 FT OF 13 (.012 AC), N IRR 25 FT OF 14 (.055 AC) NCB 2838 BLK 8 LOT E IRR 24.34 FT OF 12
CURRENT ZONING:	R-4
PROPOSED ZONING/USE:	IDZ (INFILL DEVELOPMENT ZONE) W/ OFFICE USE

**IDZ ZONING STATEMENT:**

I, JOSE M. BENITES W/ JMB SA PROPERTIES 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 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.

INCOMPLETE DOCUMENTS  
FOR INTERIM REVIEW ONLY.  
NOT FOR APPROVAL, PRICING,  
PERMIT, OR CONSTRUCTION.