

AN ORDINANCE **2016-12-15-1008**

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 3.127 acres out of NCB 969 and NCB 970 from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-2" High-Rise Office District, "C-2" Commercial District "MF-40" Multi-Family District, and a Bar.

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 the 26th day of December, 2016.

PASSED AND APPROVED this 15th day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for City Attorney

Agenda Item:	Z-1 (in consent vote: Z-1, P-1, Z-3, Z-5)						
Date:	12/15/2016						
Time:	02:11:56 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016282 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-2" High-Rise Office District, "C-2" Commercial District, "MF-40" Multi-Family District and a Bar on 3.127 acres out of NCB 969 and NCB 970, located at 1801 Broadway Avenue. Staff and Zoning Commission recommend Approval.						
Result:	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				

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A 3.127 acre, or 136,204 square feet more or less, tract of land being comprised of all of Lots 2-6 and all of Lots 11-15 New City Block (N.C.B.), 969, a portion of Lot 7 and a portion of Lot 10, N.C.B. 969, the remaining portion of the 12 foot alley located within Block 1, N.C.B. 969, the remaining portions of Lots 8 and 9, N.C.B. 970, and all of Lot 17, Block 1, Republic Bank Subdivision recorded in Volume 7300, Page 139 in the Deed and Plat Records of Bexar County, Texas, all of which are described in more detail as follows: said remaining portion of the 12 foot alley, 0.0799 acre, within Block 1, N.C.B. 969 which was closed, vacated, and abandoned by Ordinance of the City Council of the City of San Antonio at the request of the San Antonio Retail Merchants Association, recorded in Volume 13984, Page 1732 in the Official Public Records of Real Property of Bexar County, Texas, which includes the 6 square foot tract conveyed to the San Antonio Retail Merchants Association by instrument recorded in Volume 2984, Page 181, in the Deed Records of Bexar County, Texas, all of said Lot 2, N.C.B. 969 conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 3421, Page 1329, in the Official Public Records of Real Property of Bexar County, Texas, all of said Lot 3, Block 1, N.C.B. 969 described as Tract I and the 0.276 acre tract which includes all of said Lot 6 and the remaining portion of said Lot 7, Block 1, N.C.B. 969 described as Tract II conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 3151, Page 1581 in the Official Public Records of Real Property of Bexar County, Texas, all of said Lots 4 and 5, Block 1, N.C.B. 969 conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 11051, Page 1620 in the Official Public Records of Real Property of Bexar County, Texas, all of said Lots 11-15 and the remaining portion of said Lot 10, Block 1, N.C.B. 969 conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 7336, Page 69 in the Official Public Records of Real Property of Bexar County, Texas, the 0.114 acre tract which includes the remaining portions of Lots 8 and 9, New City Block (N.C.B.) 970 conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 3329, Page 945 in the Official Public Records of Bexar County, Texas, the 0.416 acre tract which is a portion of said Lot 17 conveyed to San Antonio Retail Merchants Association recorded in Volume 3021, Page 1464 in the Official Public Records of Bexar County, Texas, and the 0.795 acre tract which is a portion of said Lot 17 conveyed to San Antonio Retail Merchants Association by instrument recorded in Volume 2808, Page 1405 in the Deed Records of Bexar County, Texas. Said 3.127 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA2011) epoch 2010.00, from the Texas Coordinate System established for the South Central Zone.

Page 1 of 3

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

553 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

- BEGINNING:** At a found $\frac{1}{2}$ " iron pipe found at the intersection of the southeast right-of-way line of an Avenue B Extension, a 55.6' right-of-way, and the south right-of-way line of E. Grayson Street, a 60' right-of-way, at the most northerly northeast corner of said Lot 17, the most northerly northeast corner of said 0.416 acre tract, and the northwest corner of said 0.114 acre tract;
- THENCE:** S 77°25'31" E, along and with the south right-of-way line of said E. Grayson Street and the north line of said 0.114 acre tract, a distance of 55.30 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the south right-of-way line of said E. Grayson Street and the west right-of-way line of Broadway, an 80' right-of-way, at the northeast corner of said 0.114 acre tract;
- THENCE:** S 17°10'28" W, along and with the west right-of-way line of said Broadway, a distance of 591.40 feet to a set Mag Nail with washer stamped "Pape-Dawson", at the intersection of the west right-of-way line of said Broadway and the north right-of-way line of Pearl Parkway, a 80' right-of-way at the southeast corner of said Lot 2;
- THENCE:** N 77°02'12" W, along and with the north right-of-way line of said Pearl Parkway, the south line of said Lot 2, the south line of said 0.0779 acre, 12-foot alley, and the south line of said Lot 15, a distance of 275.95 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the north right-of-way line of said Pearl Parkway and the east right-of-way line of U.S. Highway 281 North, a variable width right-of-way, at the southwest corner of said Lot 15;
- THENCE:** N 17°10'28" E, along and with the east right-of-way line of said U.S. Highway 281 North, a distance of 350.37 feet to a set Mag Nail with washer stamped "Pape-Dawson", at an angle point of said Lot 17 and said 0.795 acre tract;
- THENCE:** S 78°02'31" E, along and with the south right-of-way line of said U.S. Highway 281 North, a north line of said Lot 17, and a north line of said 0.795 acre tract, a distance of 7.78 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said Lot 17 and said 0.795 acre tract;
- THENCE:** N 17°14'29" E, along and with the east right-of-way line of said U.S. Highway 281 North, the west line of said Lot 17 and the west line of said 0.795 acre tract, a distance of 8.87 feet to a found $\frac{1}{2}$ " iron rod at the intersection of the east right-of-way line of said U.S. Highway 281 North and the southeast right-of-way line of said Avenue B Extension, at an angle point of said Lot 17 and said 0.795 acre tract;

3.127 Acres
Job No. 9184-13
Page 3 of 3

THENCE: N 57°49'29" E, along and with the southeast right-of-way line of said Avenue B Extension, the northwest line of said Lot 17, the northwest line of said 0.795 acre tract and the northwest line of said 0.416 acre tract, a distance of 325.93 feet to the POINT OF BEGINNING, and containing 3.127 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9184-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 12, 2013
Revised: July 9, 2013
JOB NO. 9184-13
DOC. ID.N:\Survey\13\13-9100\9184-13\WORD\9184-13FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



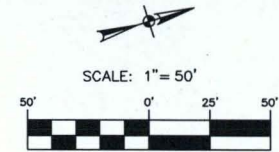
SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDING TO COSA ZONING SITE PLAN REQUIREMENTS FOR IDZ. BUILDINGS AND OTHER IMPERVIOUS COVER LOCATION ARE PRELIMINARY AND APPROXIMATE.

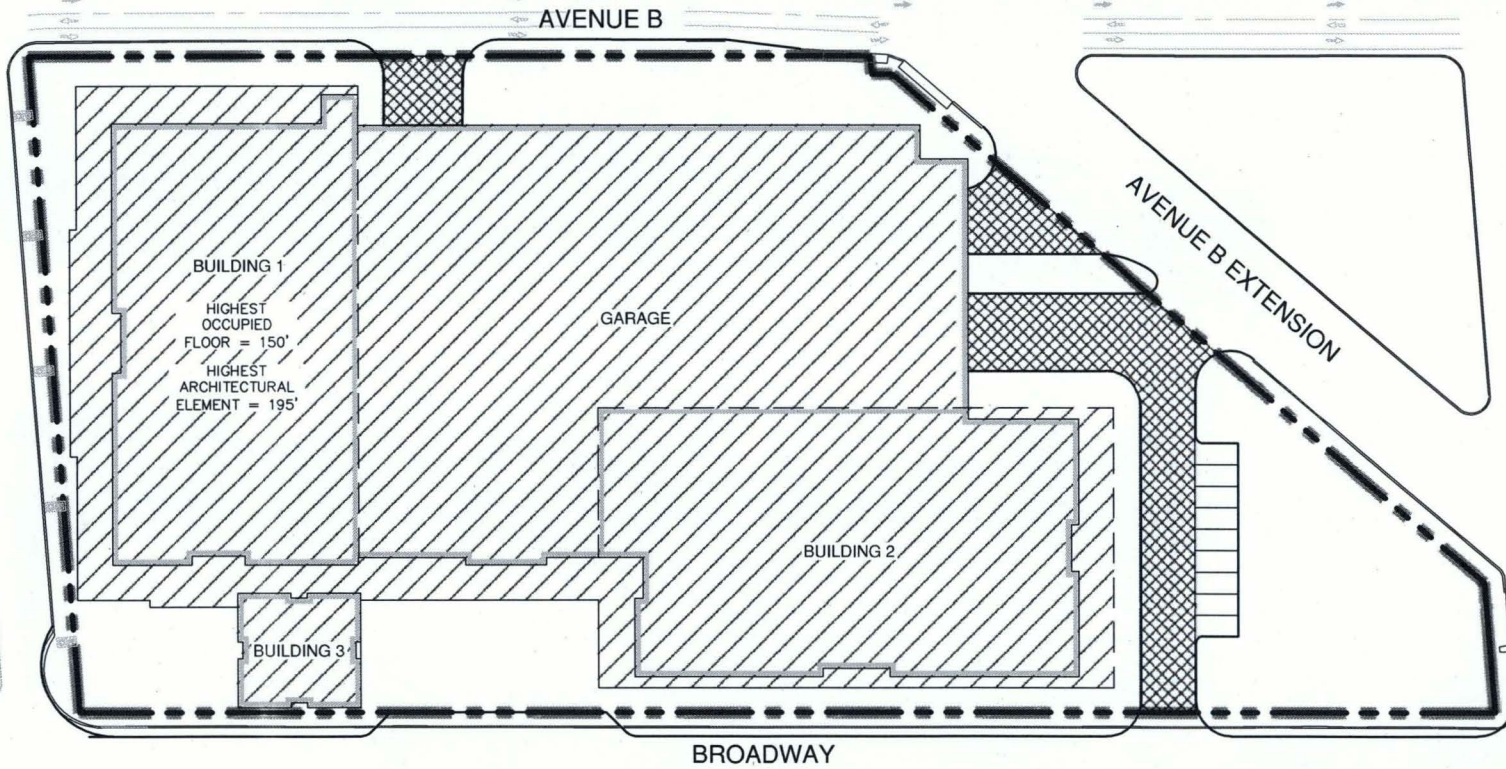
- LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 AND REMAINING PORTION OF LOT 7 & 10 OF NCB 969. LOTS 8, 9, 17 OF NCB 970.
- INTENDED USE IS FOR COMMERCIAL C2 AND THE USE FOR C3 (BAR NOT MORE THAN 5,000 SF).
- SEE PLAN GRAPHIC.

LEGEND

- REZONING LIMITS 
- LOT LINE 
- PROPOSED SITE INGRESS/EGRESS FACILITIES 
- PROPOSED BUILDINGS 



PEARL PARKWAY



E. GRAYSON

PEARL OFFICE DEVELOPMENT
 SAN ANTONIO, TEXAS
 REZONING SITE PLAN

JOB NO. 5576-91
 DATE SEPT. 2016
 DESIGNER JS
 CHECKED DLS
 DRAWN JS
 SHEET 1 of 1

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | JUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 214.375.9000
TX P.E. REGISTRATION NO. 113475 | TX S.E. REGISTRATION NO. 113475

Date: Oct 28, 2016, 4:45pm User: ID: dls@pape.com
 File: P:\2016\20160910\0282\0282-Zoning.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ALIGNED. RELY ONLY ON PAPE, HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL BACKGROUNDS PROVIDED BY GOOGLE+ UNLESS OTHERWISE NOTED. Imagery © 2016 Google, Inc. All Rights Reserved. USA Form Service Agency.

Exhibit "B"