

AN ORDINANCE 2018-09-06-0689

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 9.136 acres out of NCB 63 and NCB 1009 from "1-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District and "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E MLOD-2 MLR-2 AHOD" Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District.

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

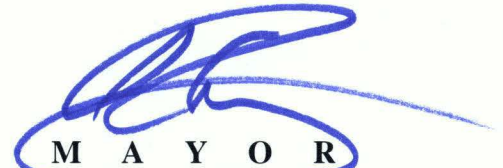
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

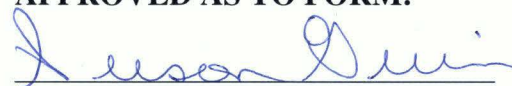
SECTION 6. This ordinance shall become effective September 16, 2018.

PASSED AND APPROVED this 6th day of September 2018.


M A Y O R
Ron Nirenberg

ATTEST:

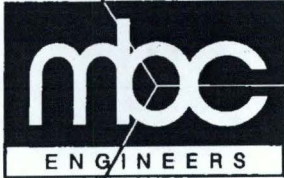

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-1 (in consent vote: 19, Z-1, P-1, Z-2, P-2, Z-3, P-3, Z-4, Z-5, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19)						
Date:	09/06/2018						
Time:	02:53:47 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018263 (Council District 1): Ordinance amending the Zoning District Boundary from "1-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District and "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E MLOD-2 MLR-2 AHOD" Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 9.136 acres out of NCB 63 and 1009, generally located along West Cevallos Street at Peden Alley and Marty Street.						
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				

EXHIBIT “A”



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

Z2018263

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANYA ZONING EXHIBIT**

BEING A 9.136 ACRE (397,963 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY TEXAS; BEING ALL OF A CALLED 1.47 ACRE TRACT, IN NEW CITY BLOCK 63, AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8169, PAGE 707, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 2.279 ACRE TRACT, IN NEW CITY BLOCK 63, AND DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 17852, PAGE 293, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 274 SQUARE FOOT TRACT OF LAND, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 14220, PAGE 1045, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 0.225 ACRE TRACT, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN DEED RECORDED IN VOLUME 18883, PAGE 414, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; A PORTION OF A 0.215 ACRE TRACT, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN DEED RECORDED IN VOLUME 18883, PAGE 418, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; A PORTION OF A 2.739 ACRE TRACT, IN NEW CITY BLOCK 1009, AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8169, PAGE 707, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND THE SOUTH 120' OF THE EAST 35' OF LOT 29, IN NEW CITY BLOCK 1009, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN SPECIAL WARRANTY GIFT DEED, RECORDED IN VOLUME 17888, PAGE 970, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

BEGINNING at a 1/2-inch Iron Rod found on the Southwesterly right or way line of a 100 foot Union Pacific Railroad Right of way, marking the Northwesterly corner of Lot 45, New City Block 1009, 319 Peden Street Subdivision, according to plat recorded in Volume 9583, page 153, Deed and Plat Records, Bexar County, Texas;

THENCE S 23° 12' 08" W a distance of 220.02 feet to a 1/2-inch Iron Rod with cap stamped "Bury" Found;

THENCE N 65° 18' 52" W a distance of 187.12 feet to a Point;

THENCE S 24° 40' 43" W a distance of 39.82 feet to a Mag Nail Found at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 15.00 feet, Arc Length = 23.67 feet, Chord Bearing = S 20° 03' 47" E and a Chord Distance of 21.29 feet to a Mag Nail Found;

THENCE S 24° 35' 36" W a distance of 285.62 feet to a Point on the Northeasterly right of way line of Cevallos, a 55.6 foot public right of way;

THENCE N 65° 32' 51" W a distance of 703.23 feet along the Northeast right of way line of West Cevallos Street to a point of curve to the right, marking the most Westerly corner of said 2.279 Acre Tract;

THENCE along said curve to the right having the following Parameters: Radius = 829.70 feet, Arc Length = 37.87 feet, Chord Bearing = N 53° 03' 36" E and a Chord Distance of 37.87 feet to a 1/2-inch Iron Rod Found;

THENCE N 10° 47' 41" W a distance of 54.57 feet to a Point;

THENCE N 02° 40' 46" E a distance of 46.43 feet to a 1/2-inch Iron Rod Found;

THENCE N 46° 21' 46" E a distance of 58.93 feet to a Point;

THENCE N 50° 13' 58" E a distance of 158.17 feet to a Point;

THENCE N 52° 27' 39" E a distance of 271.96 feet to a 1/2-inch Iron Rod Found on the Southwesterly right of way line of said Union Pacific Railroad right of way, marking the most Northerly corner of said 2.279 Acre Tract;

THENCE S 65° 44' 27" E a distance of 197.33 feet to a Mag Nail Found;

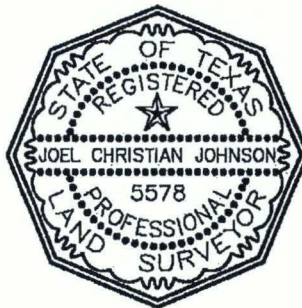
THENCE S 61° 52' 52" E a distance of 1.16 feet to a 1/2-inch Iron Rod with cap stamped "Brown" Found;

THENCE S 65° 40' 39" E a distance of 485.07 feet to the **POINT OF BEGINNING** and containing 9.136 Acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



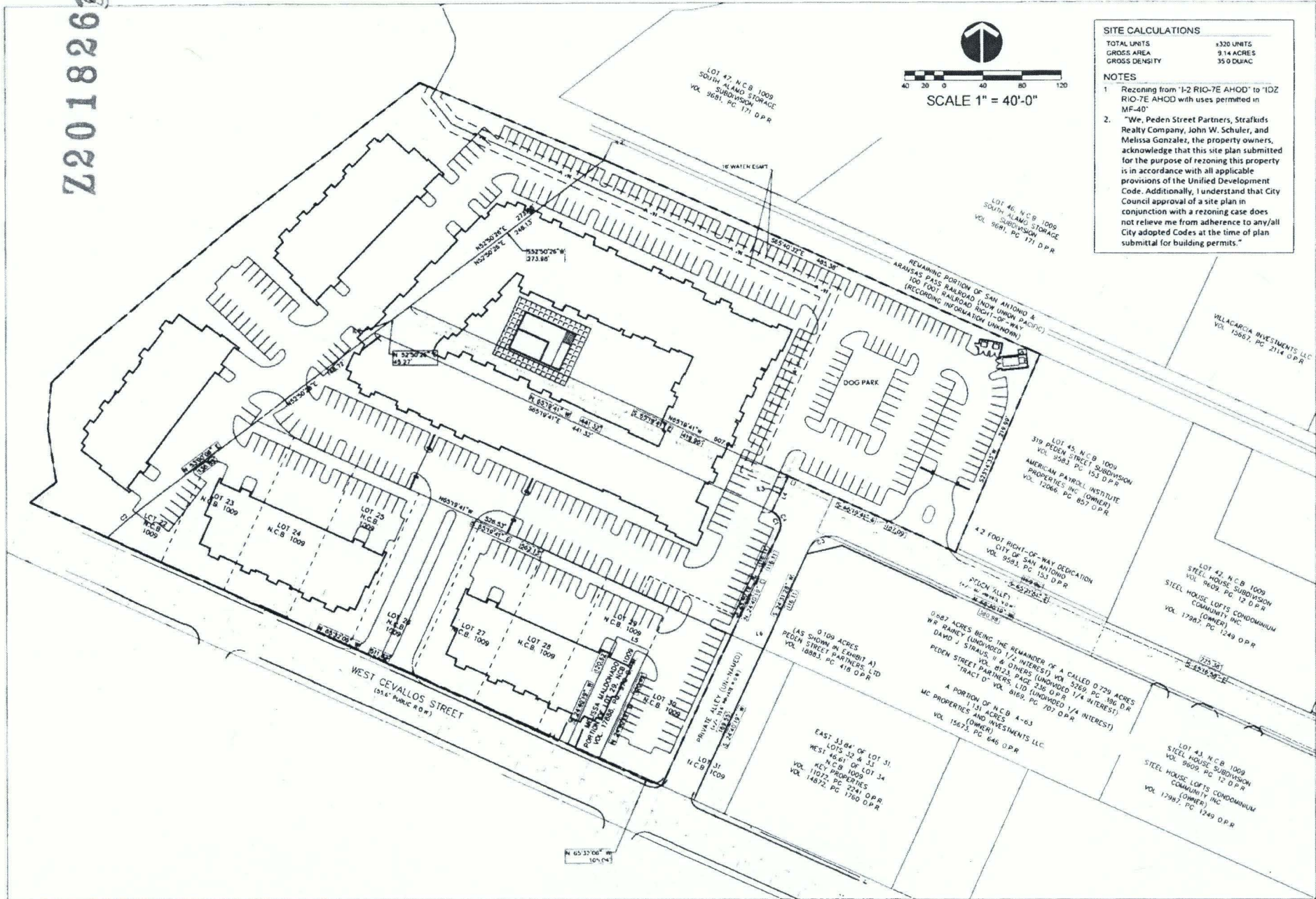
Date: June 6, 2018
Revised: August 8, 2018
Job No: 31990-1269

Exhibit "A"

SG/lj
09/06/2018
Item No. # Z-1

EXHIBIT “B”

2018263




SITE CALCULATIONS

TOTAL UNITS x320 UNITS
 GROSS AREA 9.14 ACRES
 GROSS DENSITY 35.0 DU/AC

NOTES

1. Rezoning from "I-2 RIO-7E AHOD" to "IDZ RIO-7E AHOD with uses permitted in MF-40"

2. "We, Peden Street Partners, Strafkids Realty Company, John W. Schuler, and Melissa Gonzalez, the property owners, 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."



LEE AND ASSOCIATES

1000 BANCHE ROAD 2222
 BEVERLY HILLS, CA 90212
 TEL: 310.778.7878
 FAX: 310.778.7878
 WWW.LEEANDASSOCIATES.COM

Revision History	
No.	Description
1	Initial

WEST CEVALLOS TRACT
 SAN ANTONIO, TEXAS

CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, DR CONSTRUCTION

Exhibit "B"