

AN ORDINANCE 2018-10-04-0790

**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 0.22 acres out of NCB 102 from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair.

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

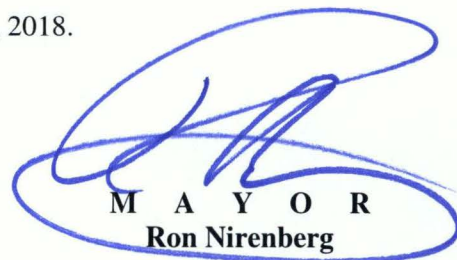
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 October 14, 2018.

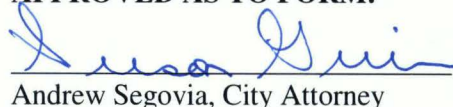
PASSED AND APPROVED this 4th day of October 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-1						
Date:	10/04/2018						
Time:	02:21:26 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018273 (Council District 1): Ordinance amending the Zoning District Boundary from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair on 0.22 acres out of NCB 102, located at 331 South Flores Street. Staff recommends Denial. Zoning Commission recommends Approval.						
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				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				

EXHIBIT “A”

Z2018273

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

A 0.22 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, NEW CITY BLOCK 102, A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, TRUSTEE OF THE LEGARE BETHEA TRUST "L" TO BROADWAY BANK, SUCCESSOR TRUSTEE OF THE LEGARE BETHEA TRUST "L" AS RECORDED IN VOLUME 17987, PAGE 1205, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a building corner found in the northwesterly R.O.W. line of S. Flores St. (a Variable Width R.O.W.) for the east corner of the herein described tract, the east corner of said Bethea Tract, the south corner of a called 0.477 acre tract described by Instrument to MM Lofts, LLC recorded in Vol. 18287, Pg. 373, Real Property Records of Bexar County, Texas, from which a ½" iron rod marking the east corner of said MM Lofts Tract, the intersection of the northwesterly R.O.W. line of said S. Flores St. and the southwesterly R.O.W. line of Graham St. bears N 23°50'39" E, 99.92 feet (called N 23°29'38" E, 99.84 feet) for witness;

THENCE along and with said R.O.W., same being the southeast line of the herein described tract, the southeast line of said Lot 1, S 23°50'39" W, 73.42 feet (73.4 feet, per N.C.B. map) to a building corner found for the south corner of the herein described tract, the east corner of Lot 18, Block 2, N.C.B. 102, Springhill Suites Durango, according to plat thereof recorded in Vol. 9598, Pg. 149, Deed and Plat Records of Bexar County, Texas;

THENCE along the northeast line of said Lot 18, same being the southwest line of the herein described tract, the southwest line of said Lot 1, N 64°46'56" W, 129.03 feet to a point of reference for the west corner of the herein described tract, from which a ½" iron rod with cap marking the south corner of a called 973 Sq. Ft. Tract as described in a deed to San Antonio River Authority in Vol. 2845, Pg. 848, Real Property Records of Bexar County, Texas is found bearing N 64°46'56" W, 146.66 feet for witness;

THENCE into and across said Lot 1, same being the northwest line of the herein described tract, N 23°50'39" E, 72.44 feet to a point of reference in the northeast line of said Lot 1, the southwest line of said MM Lofts Tract for the north corner of the herein described tract, from which a ½" iron rod with cap marking the east corner of said 973 Sq. Ft. Tract is found bearing N 65°13'17" W, 131.58 feet for witness;

THENCE along and with the common line of said MM Lofts Tract and said Lot 1, same being the northeast line of the herein described tract, S 65°13'17" E, 129.01 feet to the **POINT OF BEGINNING** and containing 0.22 acres, more or less.

Basis of Bearing: Texas South Central NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

Z2018273

STATE OF TEXAS §

July 5, 2018

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


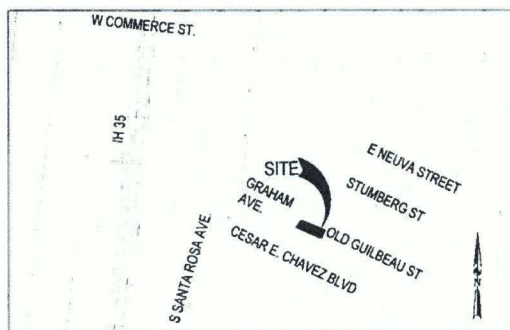

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



EXHIBIT “B”

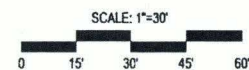
A.02.22 ACERT TRACT LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1, NEW CITY BLOCK 102, A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, TRUSTEE OF THE LEGARE BETHEA TRUST "L" TO BROADWAY BANK, SUCCESSOR TRUSTEE OF THE LEGARE BETHEA TRUST "L" AS RECORDED IN VOLUME 17987, PAGE 1205, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

I, KENNETH AND ARLENE SMITH, 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.



SITE MAP
N.T.S.

IDZ ZONING



This document is released for
REVIEW PURPOSES ONLY.
NOT FOR CONSTRUCTION
and was prepared under the
authorization of Garret W.
Neumann, Registered
Professional Engineer, State of
Texas, Registration No. 124716
DATE: JULY 2018

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Reebok

PHONE (830) 555-2736
CONTACT@DANGERPAPER.COM

Exhibit "B"

**SITE PLAN
FOR
331 S. FLORES STREET
SAN ANTONIO, TX**

JOB NO.	18-1013
DATE	JULY 18
DESIGNED BY:	GWN
DRAWN BY:	STK
CHECKED BY:	AJN
SHEET #	OF