

AN ORDINANCE

2019-02-21-0149

**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.**

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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 1.131 acres out of NCB A-63 from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-33" 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.

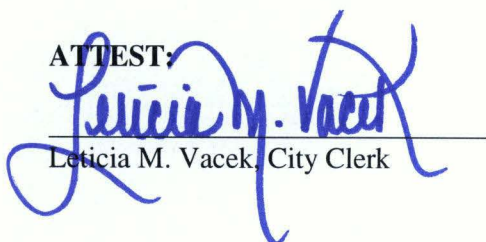
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 3, 2019.

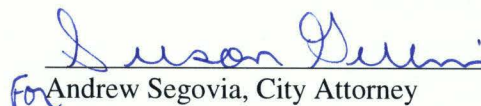
PASSED AND APPROVED this 21st day of February 2019.

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: 28, 29, Z-1, Z-2, Z-3, P-2, Z-5, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, Z-16, Z-17, Z-19)						
Date:	02/21/2019						
Time:	02:56:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018352 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 1.131 acres out of NCB A-63, located at 210 West Peden Alley. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	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”

72018352

STATE OF TEXAS §
§
§
§
COUNTY OF BEXAR §

Exhibit "A"

Metes & Bounds Description

A tract of land being containing 1.131 Acres being out of N.C.B. A-63, and being situated within the corporate city limits of San Antonio, Bexar County, Texas being the same tract recorded in the name of Strafkids Realty Company in Volume 8267, Page 1605 of the Bexar County Deed and Plat Records (B.C.D.P.R.) and being more particularly described by metes and bounds as follows (bearings based on said Volume 8267, Page 1605 B.C.D.P.R.);

BEGINNING at an iron rod found on the southwesterly line of West Peden Street (38 Feet wide) at the northwesterly corner of Steel House Subdivision as recorded in Volume 9609, Page 12 of the Bexar County Deed and Plat Records being the northeasterly corner of this tract;

THENCE, SOUTH 24° 57' 20" WEST, with the northwest line of Steel House Subdivision, a distance of 131.11 Feet to an iron rod found at the southeasterly corner of this tract;

THENCE, NORTH 65° 02' 40" WEST, with the northeast line of Lots 31 through 36 of N.C.B. 1009 as recorded in the name of Cletus H. Eckhardt and Lillian Eckhardt in Volume 4786, Page 1179 of the B.C.D.P.R. and as recorded in the name of Ronald R. Key in Volume 11356, Page 1058 of the B.C.D.P.R., a distance of 376.00 Feet to a fence post on the southeasterly line of Marty Street as recorded in Volume 5171, Page 608 of the B.C.D.P.R. being the southwesterly corner of this tract;

THENCE, NORTH 24° 57' 20" EAST, with the southeast line of Marty Street, a distance of 116.11 Feet to a magnetic nail set at the most westerly northwest corner of this tract;

THENCE, in a northeasterly direction with the arc of a curve to the right, having a radius of 15.00 Feet, an arc distance of 23.56 Feet, a central angle of 89° 59' 33, a chord bearing of NORTH 69° 57' 07" EAST, and a chord distance of 21.21 to a magnetic nail set on the aforementioned southwest line of West Peden Street being the most easterly northwest corner of this tract;

THENCE, SOUTH 65° 02' 40" EAST, with the southwest line of West Peden Street, a distance of 361.00 Feet to the POINT OF BEGINNING and containing 1.131 Acres of land.

(See attached drawing)



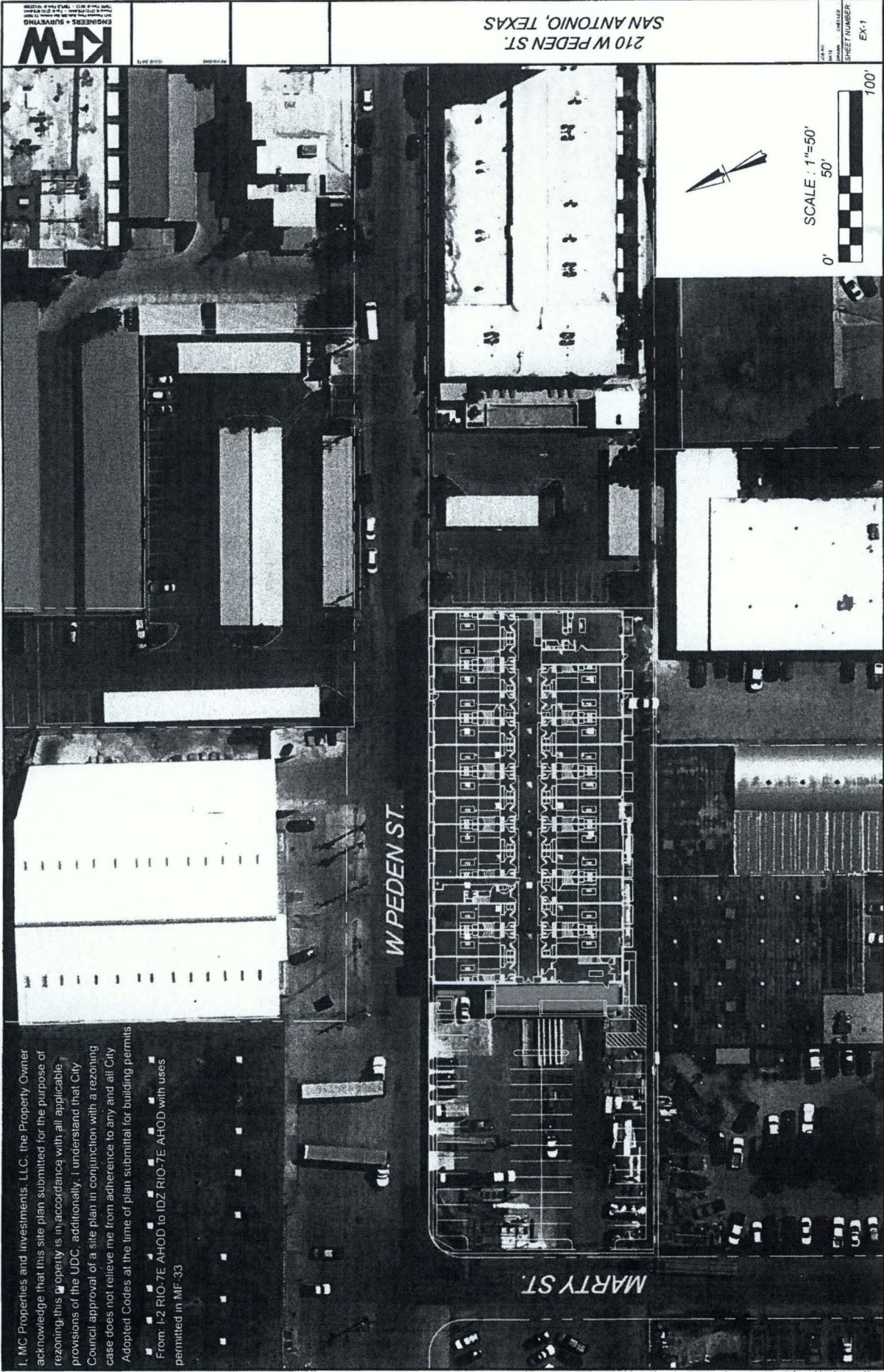
Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2012-02681
August 01, 2012

Exhibit "A"

SG/lj
02/21/2019
Item No. Z-1

EXHIBIT “B”

72018352



I, MC Properties and Investments, 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 UDC, 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 and all City Adopted Codes at the time of plan submittal for building permits.

From: L-2 RIO-7E AHOD to IDZ RIO-7E AHOD with uses permitted in MF-33

Exhibit "B"