

AN ORDINANCE

2019-03-07-0198

**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 3.767 acres out of NCB 3551 from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-Family uses not to exceed 200 units.

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 17, 2019.

PASSED AND APPROVED this 7th day of March 2019.



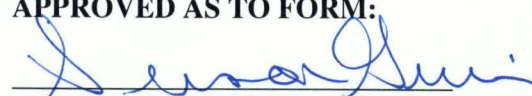
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



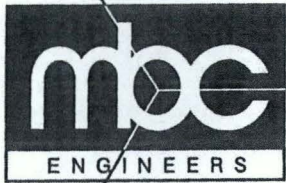
Andrew Segovia, City Attorney

1 For

Agenda Item:	Z-4 (in consent vote: 25, 26, P-1, Z-1, Z-2, P-2, Z-3, P-3, Z-4, P-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-5, Z-12)						
Date:	03/07/2019						
Time:	02:18:28 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900039 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)						
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				

SG/lj
03/07/2019
Item No. Z-4

EXHIBIT “A”



Z-2018-900039

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

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

BEING A 3.767 ACRE TRACT OF LAND, SITUATED IN NEW CITY BLOCK 3551, OF THE SAN ANTONIO TOWN TRACT, ABSTRACT 20, BEXAR COUNTY, TEXAS; AND BEING ALL OF A 3.763 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6257, PAGE 857, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 3.767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod Found on the Southerly right of way line of Tampico Street, a variable width public right of way, and marking the Northwesterly corner of said 3.763 Acre Tract;

THENCE S 84° 32' 24" E a distance of 399.00 feet along the Southerly right of way line of said Tampico Street, to a Point, being the intersection of the Southerly right of way line of said Tampico Street, and the Westerly right of way line of Interstate Highway 35, a variable width public right of way;

THENCE S 06° 00' 37" W a distance of 127.02 feet, along the Westerly right of way line of said to a 1/2-inch Iron Rod Found;

THENCE S 39° 54' 24" W a distance of 80.20 feet to an "X" in Concrete Found;

THENCE S 45° 16' 17" W a distance of 243.96 feet to an "X" in Concrete Found;

THENCE S 41° 47' 07" W a distance of 52.88 feet continuing along the Westerly right of way line of said Interstate Highway 35, to a 1/2-inch Iron Rod Found;

THENCE N 31° 49' 49" W a distance of 49.76 feet departing the Westerly right of way line of said Interstate Highway 35, to a Point;

THENCE S 56° 40' 37" W a distance of 299.45 feet to a Point;

THENCE N 09° 50' 07" E a distance of 95.51 feet to a 1/2-inch Iron Rod Found;

THENCE N 13° 16' 25" E a distance of 70.97 feet to a 1/2-inch Iron Rod Found;

THENCE N 15° 26' 47" E a distance of 98.89 feet to a Point;

THENCE N 17° 28' 58" E a distance of 191.59 feet to a 1/2-inch Iron Rod Found;

Exhibit "A"

THENCE N 17° 00' 32" E a distance of 123.32 feet to the POINT OF BEGINNING and containing 3.767 acres more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

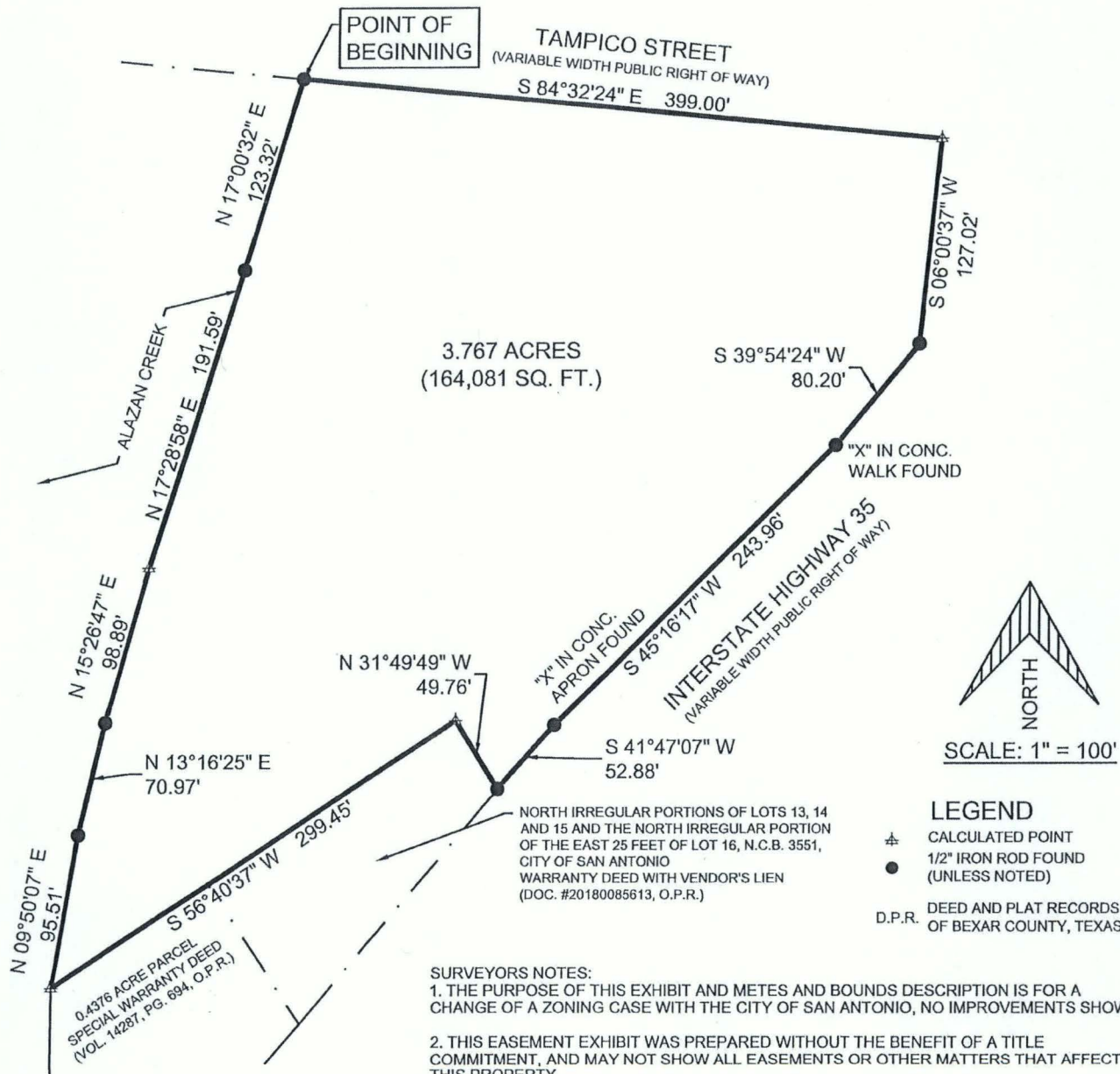
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



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



Date: November 28, 2018
Job No: 32252-1269



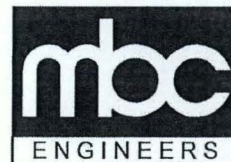
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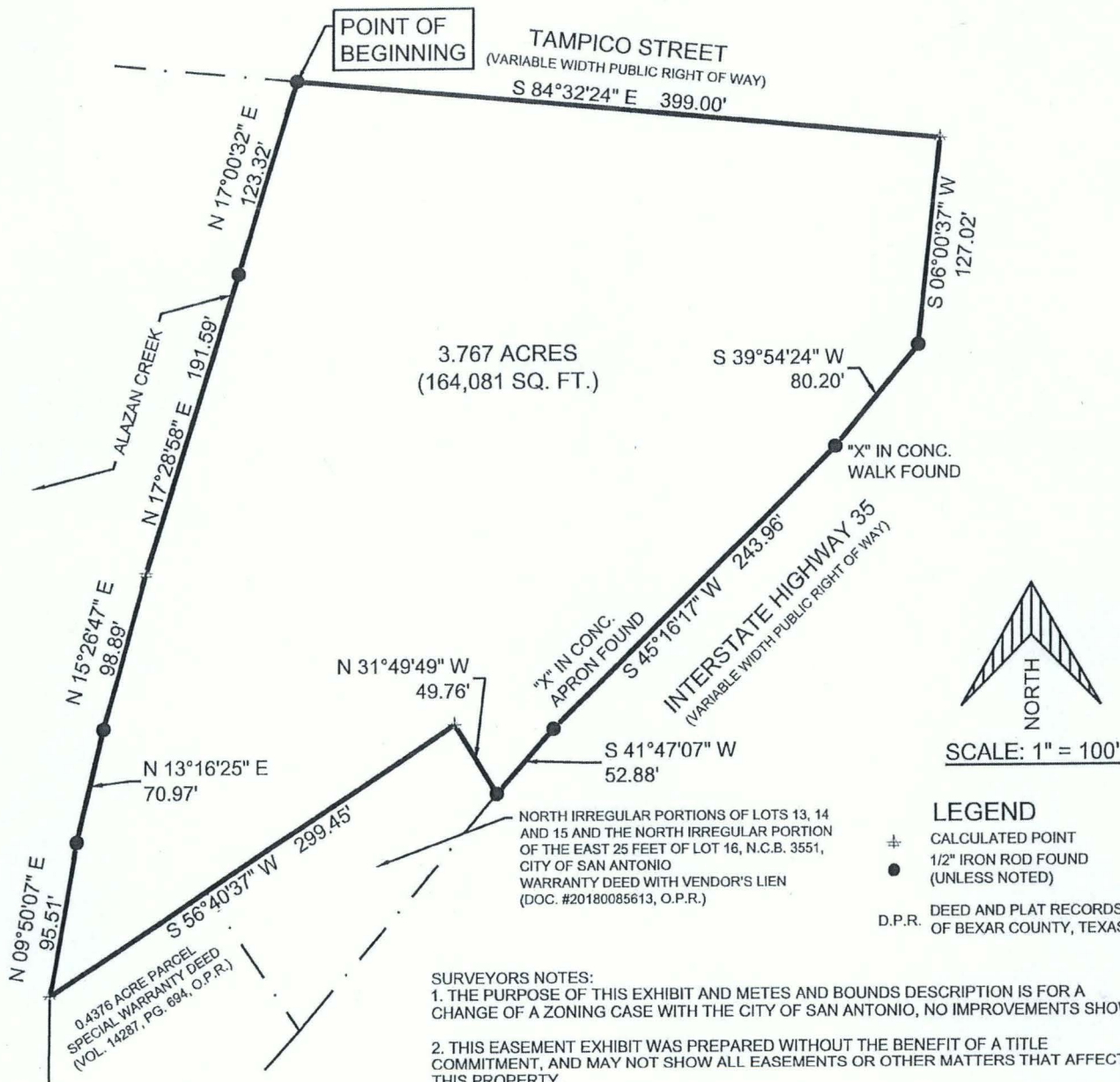
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 11/28/2018
JOB NO. 32252-1269
SHEET 1 OF 1



ZONING EXHIBIT

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JOEL C. JOHNSON

R.P.L.S. #5578

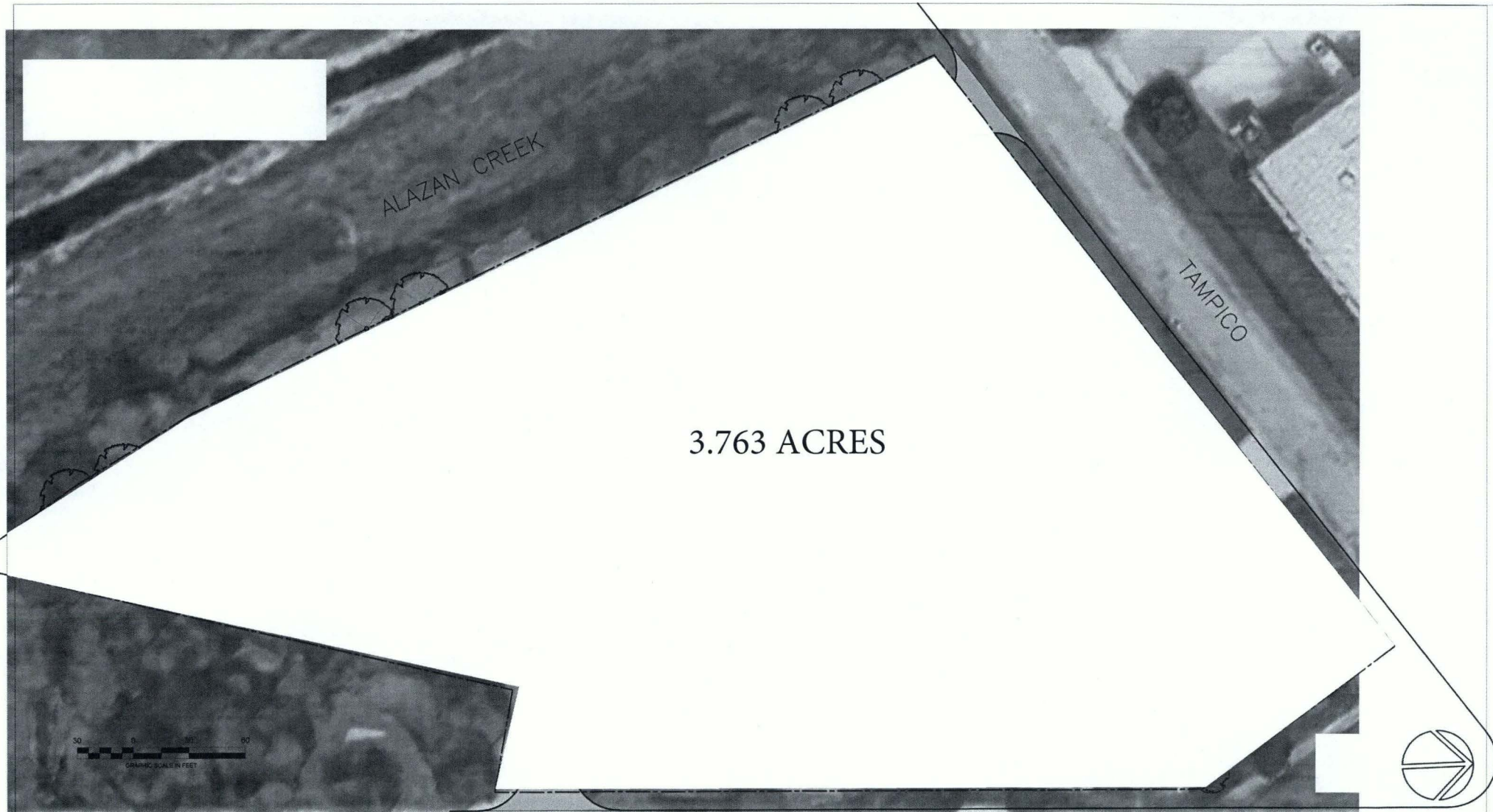


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EXHIBIT “B”



Current Zoning: I-2

Proposed Zoning: IDZ with Multi-family uses not to exceed 200 units

Land Use Plan: Guadalupe Westside

Current Land Use: Community Commercial

Proposed Land Use: Mixed Use

S. PECOS LA TRINIDAD
 "I, Tim Alcott, Real Estate Services Officer of San Antonio Housing Authority, 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."

Exhibit "B"