

ORDINANCE 2019-06-06-0469

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 4.066 acres out of NCB 1257, NCB 1259 and NCB 1260 from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 IDZ H MLOD-3 MLR-2 AHOD" Commercial Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial 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

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Z-8

CASE NO. Z-2019-10700059


inspection.

SECTION 6. This ordinance shall become effective June 16, 2019.

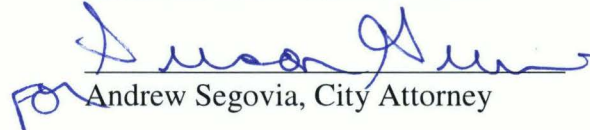
PASSED AND APPROVED this 6th day of June, 2019.


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-8 (in consent vote: 19, 20, Z-1, Z-2, Z-3, Z-6, P-2, Z-8, Z-9, Z-10, Z-12, Z-14, P-4, Z-17)
Date:	06/06/2019
Time:	02:12:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700059 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 IDZ H MLOD-3 MLR-2 AHOD" Commercial Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial District on 4.066 acres out of NCB 1257, NCB 1258, NCB 1259 and NCB 1260, generally located in the 800-900 block of Quitman Street, 512-516 Pierce Avenue, the 1900 block of Rogers Avenue, and the 900 block of Carson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment #PA2019-11600021)
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			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”

METES AND BOUNDS DESCRIPTION
FOR ZONING – PARCEL 1

A 3.183 acre, or 138,677 square feet more or less, tract of land being all of Tract 2, New City Block 1257 and Tract 3, New City Block 1259 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas and a portion of Rogers St., closed and abandoned by City Ordinance 2019-01-31-0102, in the City of San Antonio, Bexar County, Texas. Said 3.183 acre tract being more fully described as follows, with bearings based on said Volume 18089, Page 250, said Official Public Records;

BEGINNING: At a point at the intersection of the south right-of-way line of Quitman St. a 54.8 foot right-of-way, at this point, with the east right-of-way line of Spofford, a 42-foot right-of-way, the northwest corner of said Tract 3 and the herein described tract;

THENCE: Departing the east right-of-way line of said Spofford, along and with the south right-of-way line of said Quitman St., the north line of the herein described tract, the following bearings and distances:

N 89°34'31" E, a distance of 304.93 feet to a point

Southeasterly, along a curve to the right, said curve having a radius of 6.00 feet, a central angle of 90°11'48", a chord bearing and distance of S 45°19'35" E, 8.50 feet, for an arc length of 9.45 feet to a point;

S 00°13'41" E, a distance of 10.29 feet to a point;

N 89°20'40" E, a distance of 227.12 feet to a point at the northwest corner of a tract described in deed to Government Hill Square Properties, LP recorded in Volume 12425, Page 1648 of the Official Public Records of Bexar County, Texas, the northeast corner of said Tract 2 and the herein described tract;

THENCE: Departing the south right-of-way line of said Quitman St., along and with the west line of said Government Hill tract, the east line of the herein described the following bearings and distances:

S 00°32'20" E, a distance of 84.00 feet to a point;

N 89°20'40" E, a distance of 55.60 feet to a point;

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S 00°32'20" E, a distance of 147.40 feet to a point on the north right-of-way line of Carson St., a 54.8 right-of-way, at this point, the southwest corner of said Government Hill tract, the southeast corner of said Tract 2 and the herein described tract;

THENCE:

Along and with the north right-of-way line of said Carson St., the south line of the herein described tract, the following bearings and distances:

S 89°20'40" W, a distance of 280.50 feet to a point;

S 00°38'59" E, a distance of 2.90 feet to a point;

S 89°36'26" W, a distance of 105.00 feet to a point;

N 00°23'34" W, a distance of 2.60 feet to a point;

S 89°36'26" W, a distance of 52.00 feet to a point;

S 00°23'34" E, a distance of 2.60 feet to a point;

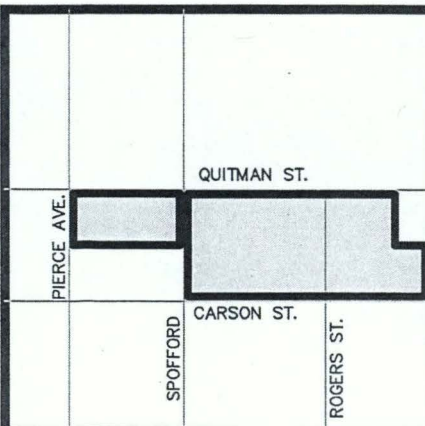
S 89°36'26" W, a distance of 157.60 feet to a point at the intersection of the north right-of-way line of said Carson St. with the east right-of-way line of said Spofford, the southwest corner of said Tract 3 and the herein described tract;

THENCE: N 00°11'31" W, departing the north line of said Carson St., along and with the east right-of-way line of said Spofford, the west line of said Tract 3, a distance of 250.42 feet to the POINT OF BEGINNING, and containing 3.183 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a graphic exhibit prepared under job number 11826-00 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 18, 2019
JOB NO. 11826-00
DOC. ID. N:\CIVIL\11826-00\Word\11826-00 FN-PARCEL 1.docx





LOCATION MAP

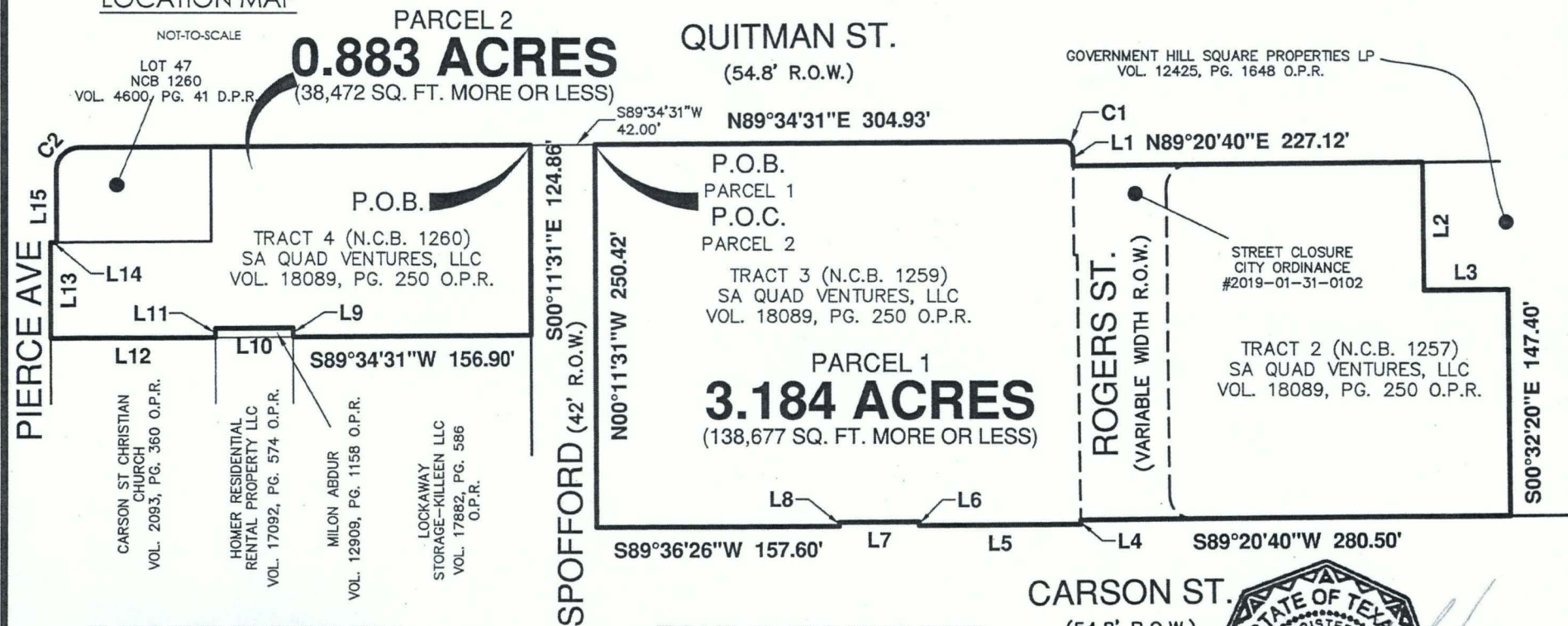
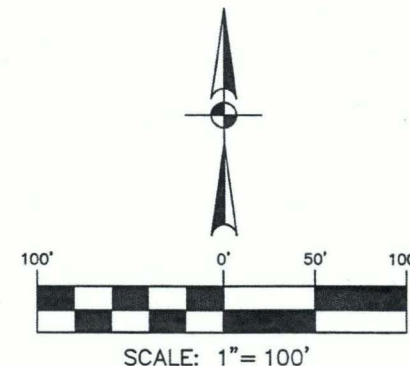
LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11826-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON A DEED DESCRIBED TO SA QUAD VENTURES, LLC RECORDED IN VOLUME 18089, PAGE 250 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

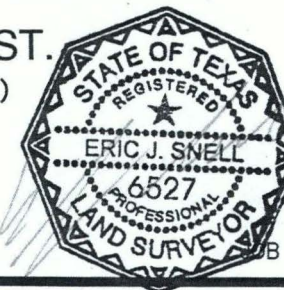


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

ZONING EXHIBIT FOR
 PARCEL 1 AND PARCEL 2, BEXAR COUNTY, TEXAS.

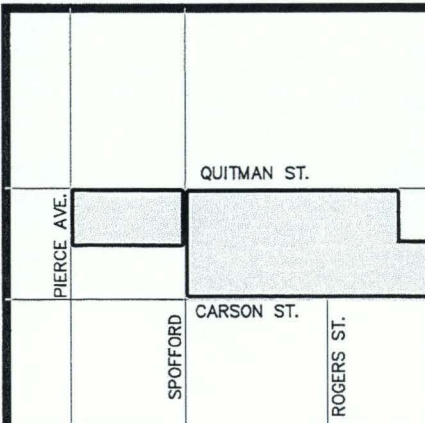
MARCH 8, 2019

REVISED: APRIL 18, 2019



SHEET 1 OF 2
 JOB No.: 11826-00

REFERENCE:



LOCATION MAP

NOT-TO-SCALE

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

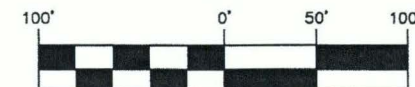
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11826-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	6.00'	90°11'48"	S45°19'35"E	8.50'	9.45'
C2	15.00'	89°46'02"	N44°41'30"E	21.17'	23.50'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°13'41"E	10.29'
L2	S00°32'20"E	84.00'
L3	N89°20'40"E	55.60'
L4	S00°38'59"E	2.90'
L5	S89°36'26"W	105.00'
L6	N00°23'34"W	2.60'
L7	S89°36'26"W	52.00'
L8	S00°23'34"E	2.60'
L9	N00°11'31"W	6.00'
L10	S89°34'31"W	50.00'
L11	S00°11'31"E	6.00'
L12	S89°34'31"W	106.00'
L13	N00°11'31"W	62.69'
L14	N89°30'27"E	4.00'
L15	N00°11'31"W	47.23'



SCALE: 1" = 100'

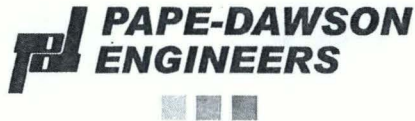
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MARCH 8, 2019

REVISED: APRIL 18, 2019

SHEET 2 OF 2
JOB No.:11826-00

REFERENCE:



METES AND BOUNDS DESCRIPTION
FOR ZONING – PARCEL 2

A 0.883 of an acre, or 38,472 square feet more or less, tract of land being all of Tract 4 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas together with all of Lot 47, New City Block 1260 recorded in Volume 4600, Page 41 of the Deed and Plat Records of Bexar County, Texas. Said 0.883 of an acre tract being more fully described as follows, with bearings based on SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas;

COMMENCING: At a point at the intersection of the south right-of-way line of Quitman St. a 54.8 foot right-of-way, at this point, with the east right-of-way line of Spofford, a 42-foot right-of-way, the northwest corner of Tract 3 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°34'31" W, along and with the south right-of-way line of said Quitman St., a distance of 42.00 feet to a point at the intersection of south right-of-way line of said Quitman St. with the west right-of-way line of Safford, a 42.00 foot right-of-way, the northeast corner of said Tract 4 and the POINT OF BEGINNING;

THENCE: S 00°11'31" E, departing the south right-of-way line of said Quitman St., along and with the west right-of-way line of said Safford, the east line of said Tract 4 and the herein described tract, a distance of 124.86 feet to a point at the northeast corner of a tract described in deed to Lockaway Storage-Killeen, LLC recorded in Volume 17882, Page 586 of the Official Public Records of Bexar County, Texas, the southeast corner of said Tract 4 and the herein described tract;

THENCE:

Departing the west right-of-way line of said Spofford, along and with the north lines of Lockaway Storage tract, a tract described in deed to Milon Abdur recorded in Volume 12909, Page 1158 of the Official Public Records of Bexar County, Texas, a tract described in deed to Carson St Christian Church recorded in Volume 2093, Page 360 of the Official Public Records of Bexar County, Texas, the south line of said Tract 4 and the herein described tract, the following bearings and distances:

S 89°34'31" W, a distance of 156.90 feet to a point at the northwest corner of said Lockaway Storage tract, the southeast corner of said Abdur tract;

N 00°11'31" W, a distance of 6.00 feet to a point at the northeast corner of said Abdur tract;

S 89°34'31" W, a distance of 50.00 feet to a point at the northwest corner of said Abdur tract;

S 00°11'31" E, a distance of 6.00 feet to a point at the southwest corner of said Abdur tract, the northwest corner of said Church tract;

S 89°34'31" W, a distance of 106.00 feet to a point on the east right-of-way line of Pierce Ave., the northwest corner of said Church tract, the southwest corner of said Tract 4;

THENCE:

Along and with the east right-of-way line of said Pierce Ave., the west lines of said Tract 4 and said Lot 47, the following bearings and distances:

N 00°11'31" W, a distance of 62.69 feet to a point;

N 89°30'27" E, a distance of 4.00 feet to a point;

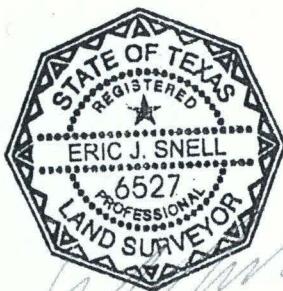
N 00°11'31" W, a distance of 47.23 feet to a point;

Northeasterly, along a curve to the right, said curve having a radius of 15.00 feet, a central angle of $89^{\circ}46'02''$, a chord bearing and distance of N $44^{\circ}41'30''$ E, 21.17 feet, for an arc length of 23.50 feet to a point at the north end of a curve at the intersection of the south right-of-way line of said Quitman St. with the east right-of-way line of said Pierce Ave. for the northwest corner of said Lot 47 and the herein described tract;;

THENCE: N $89^{\circ}34'31''$ E, along and with the south right-of-way line of said Quitman St., the north line of said Lot 47 and said Tract 4, a distance of 293.96 feet to the POINT OF BEGINNING, and containing 0.883 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a graphic exhibit prepared under job number 11826-00 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

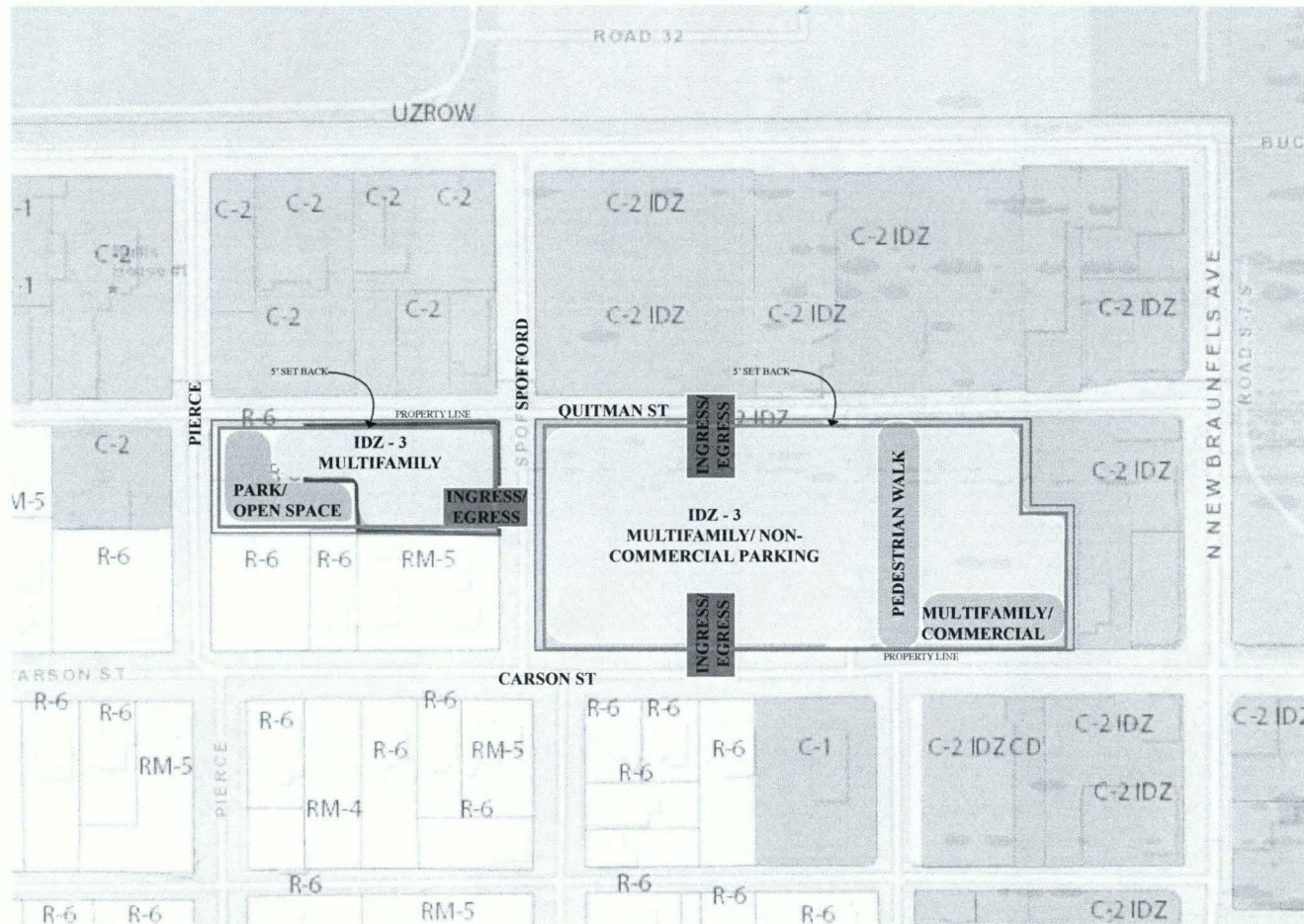
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 8, 2019
JOB NO. 11826-00
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SG/lj
06/06/2019
Item No. Z-8

EXHIBIT “B”

Z-2019-10700059
PA-2019-11600021



"I, SA Quad Ventures, 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 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.