

ORDINANCE 2019-08-08-0606

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 0.353 acres out of NCB 1009 from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-2 RIO-7E AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "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.

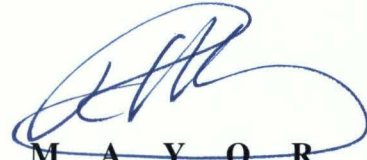
SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

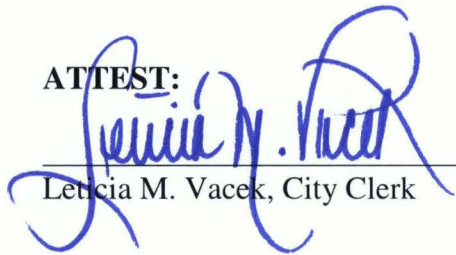
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective August 18, 2019.


PASSED AND APPROVED this 8th day of August, 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-4						
Date:	08/08/2019						
Time:	02:48:32 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700115 (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-2 RIO-7E AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.353 acres out of NCB 1009, located at 207 West Cevallos Street. 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	
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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”

EXHIBIT "A"
207 W. CEVALLOS
0.353 OF AN ACRE

STATE OF TEXAS

COUNTY OF BEXAR

Being 0.353 of an acre of land consisting of the south 153.44 feet of the east part of Lot 38 and the south 153.44 feet of the west part of Lot 39, New City Block 1009, in the City of San Antonio, Bexar County, Texas. Said 0.353 of an acre tract of land being more particularly described by metes and bounds description as follows;

Beginning at a punch hole found in concrete on the north right-of-way line of W. Cevallos, for the southwest corner of that certain tract of land called to contain 0.670 of an acre of land, and being the southeast corner of this tract of land;

Thence in a westerly direction with said north right-of-way line of W. Cevallos, same being the south boundary line of said Lots 38 and 39, a distance of 100.18 feet, to a ½" iron pin set for the southeast corner of that certain tract of land called to contain 0.679 of an acre of land in a deed conveyed to Cletus H. Eckhardt and Lillian V. Eckhardt as recorded in Volume 4786, Page 1179, Real Property Records of Bexar County, Texas, and being the southwest corner of this tract of land;

Thence with the east boundary line of said 0.679 of an acre tract of land, same being the west boundary line of this tract of land, with an interior angle of 91°20'29" for a distance of 153.44 feet (record call is 90°52', 153.44 feet), to a ½" iron pin set for the southwest corner of that certain tract called to be the north 16 feet of the east 55 feet of Lot 38 and the north 16 feet of the west 44.81 feet of Lot 39, in a deed conveyed to Cletus H. Eckhardt as recorded in Volume 5110, Page 1107, Real Property Records of Bexar County, Texas, and being the northwest corner of this tract of land;

Thence with the south boundary line of said 16 foot tract, same being the north boundary line of this tract of land, with an interior angle of 89°08' for a distance of 99.91 feet (record call is 89°08', 100.00 feet), to a ½" iron pin set on the west boundary line of said 0.670 of an acre tract of land, and being the northeast corner of this tract of land;

Thence with the west boundary line of said 0.670 of an acre tract of land, same being the east boundary line of this tract of land, with an interior angle of 90°57'45" for a distance of 154.27 feet (record call is 90°54', 153.44 feet), to the **Point of Beginning**.

Basis of Angles on Deed recorded in Volume 4786, Page 1179, Real Property Records of Bexar County, Texas.

Note: There is a survey on 11" x 17" paper, this day made to accompany this metes and bound description.

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on May 14, 2008.

 Jerry D. Wilkie, Jr.
 Registered Professional Land Surveyor No. 4724
 Job Number 2008338



SG/lj
08/08/2019
Z-4

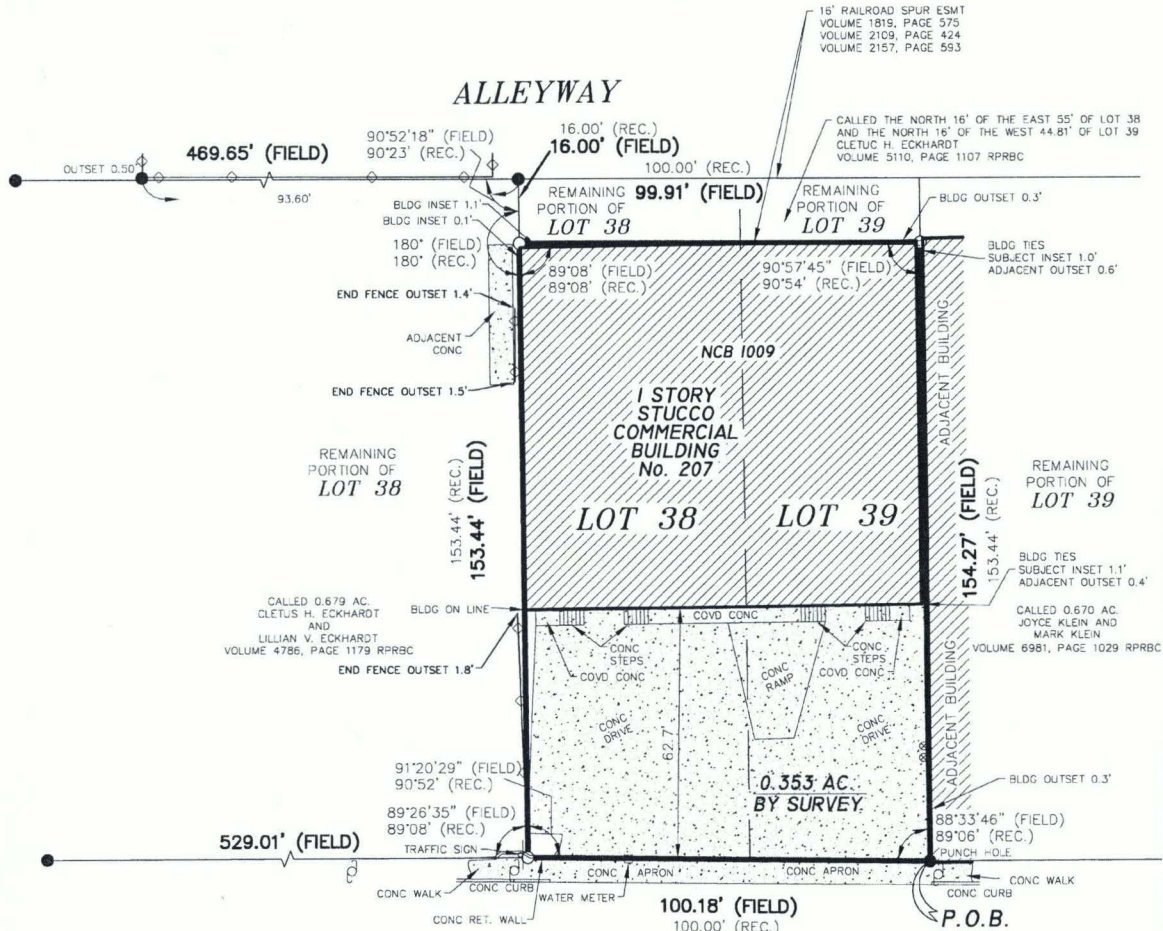
Exhibit “B”

LEGEND

OVERHEAD ELECTRIC —OE—
WOOD FENCE —//—
CHAIN LINK FENCE —◇—◇—
WIRE FENCE —X—X—
POWER POLE —P—
FIRE HYDRANT —FH—
FOUND 3/4" IRON PIN
UNLESS OTHERWISE NOTED ●
SET 3/4" IRON PIN
UNLESS OTHERWISE NOTED ○
BOLLARD —B—

Zoning Case No. Z2019-10700115 - 207 W. Cevallos from
I-2 RIO-7E AHOD to IDZ-2 RIO-7E AHOD with uses
permitted in "C-2"

ANGLES BASED ON DEED RECORDED IN
VOLUME 4786, PAGE 1179 OF THE REAL
PROPERTY RECORDS OF BEXAR COUNTY,
TEXAS



W. CEVALLOS
NEW CITY BLOCK MAP

I Nick Campbell of BOTA Partners, 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.

PLAT OF PROPERTY

REFERENCE: VOLUME 4786, PAGE 1179 RPRBC
SCHEDULE "B-1" IS DELETED
VOLUME 2109, PAGE 424 DRBC
VOLUME 6981, PAGE 1029 RPRBC
VOLUME 1819, PAGE 675 DRBC
VOLUME 2157, PAGE 593 DRBC

PROPERTY ADDRESS: 207 W. CEVALLOS
SAN ANTONIO, TEXAS

BEING 0.353 OF AN ACRE OF LAND CONSISTING OF THE SOUTH 153.44 FEET OF THE EAST PART OF LOT 38 AND THE SOUTH 153.44 FEET OF THE WEST PART OF LOT 39, NEW CITY BLOCK 1009, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS UNLESS SHOWN.

DATE: MAY 14, 2008
JOB NUMBER: 2008338
OF NUMBER: 08-10011895
BUYER: BOTA PARTNERS, LLC



WILKIE SURVEYING

10615 PERRIN BEITEL #206
SAN ANTONIO, TEXAS 78217
(210) 650-9990 PHONE
(210) 650-9995 FAX
JDW@WILKIESURVEYING.COM

JERRY D. WILKIE, JR.

R.P.L.S. NO. 4724

Exhibit "B"

SCALE: 1" = 30'

DRAWN BY: BOS
CHECKED BY: KAT