

ORDINANCE 2022-11-03-0855

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 0.242 acres out of NCB 978, located at 509 East Grayson Street and 511 East Grayson Street, from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week.

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 November 13, 2022.

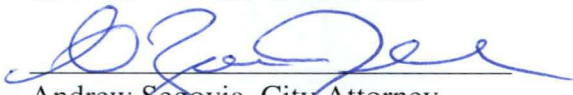
PASSED AND APPROVED this 3rd day of November, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting November 3, 2022

4.

2022-11-03-0855

ZONING CASE Z-2022-10700254 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on 0.242 acres out of NCB 978, located at 509 East Grayson Street and 511 East Grayson Street. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry
Absent:	Rocha Garcia, Sandoval

Exhibit “A”

SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

**METES AND BOUNDS DESCRIPTION
FOR
TRACT I 0.061 ACRES**

August 30, 2011

Being a 0.061 acre tract of land also known as Tract I, block 21, N.C.B. 978 being recorded in Volume 13239, Page 984 of the Real Property Records of Bexar County, Texas, said 0.061 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a set $\frac{1}{2}$ " iron rod on the north right-of-way line of E. Grayson, being northwesterly a distance of 90.50 feet from a found $\frac{1}{2}$ " iron rod on the north R.O.W. line of E. Grayson, on the southern most corner of lot 9, block 21, N.C.B. 978, recorded in vol 642, pg 182, Deed and Plat Records, Bexar County, Texas, and being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: North 77° 23' 09" West, along the north line of said E. Grayson, a distance of 47.10 feet to a fence corner on the north line of E. Grayson for the southeast corner of the remaining portion of lots 1 & 2, recorded in vol 14551, pg 215, Real Property Records, Bexar County, Texas also being the southwest corner of this tract;

THENCE: North 06° 31' 08" East, along the west line of this tract, a distance of 91.50 feet to a fence corner on the south line of a tract deeded to Elisceo E. & Yolanda Salazar, Bexar County Appraisal District ID 110870 for the northwest corner of this tract;

THENCE: South 74° 40' 27" East, a distance of 11.50 feet to a fence corner on the southeast corner of a tract deeded to Elisceo E. & Yolanda Salazar, according to Bexar County Appraisal District ID 110871 for the northeast corner of this tract;

THENCE: South 14° 00' 20" East, along and with the east line of this tract, 101.16 feet to the **POINT OF BEGINNING** and containing 0.061 acres of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 11-5173-005

A drawing of even job number and date was also prepared.



Exhibit "A"

SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

METES AND BOUNDS DESCRIPTION FOR TRACT II 0.181 ACRES

August 30, 2011

Being a 0.181 acre tract of land also known as lot 10 and hereon described as Tract II, block 21, N.C.B. 978 being recorded in Volume 642, Page 182 of the Real Property Records of Bexar County, Texas, said 0.181 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a found $\frac{1}{2}$ " iron rod on the north right-of-way line of E. Grayson, being northwesterly a distance of 51.00 feet from a found $\frac{1}{2}$ " iron rod on the north R.O.W. line of E. Grayson, on the southern most corner of lot 9, block 21, N.C.B. 978, recorded in vol 642, pg 182, Deed and Plat Records, Bexar County, Texas, and being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: North 77° 23' 09" West, along the north line of said E. Grayson, a distance of 39.50 feet to a set $\frac{1}{2}$ " iron rod on the north line of E. Grayson for the southeast corner of 0.061 acre tract deeded to May Line E. Hogan recorded in vol 13239, pg 984, Real Property Records, Bexar County, Texas also being the southwest corner of this tract;

THENCE: North 14° 00' 20" West, along the west line of this tract, a distance of 101.16 feet to a fence corner on the southeast corner of a tract deeded to Elisceo E. & Yolanda Salazar, Bexar County Appraisal District ID 110870 for a corner of this tract;

THENCE: North 05° 36' 44" East, along the west line of this tract, a distance of 49.91 feet to a fence corner on the east line of a tract deeded to Elisceo E. & Yolanda Salazar, according to Bexar County Appraisal District ID 110871 for the northwest corner of this tract;

THENCE: South 82° 20' 05" East, along and with north line of this tract, 58.23 feet to a fence corner on the south line of a tract belonging to Ronald R. Deroo, recorded in vol 14209, pg 1210, Real Property Records, Bexar County, Texas, for the northeast corner of this tract;

THENCE: South 00° 09' 53" East, along the east line of this tract, a distance of 148.68 feet to the **POINT OF BEGINNING** and containing 0.181 acres of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 11-5173-004

A drawing of even job number and date was also prepared.



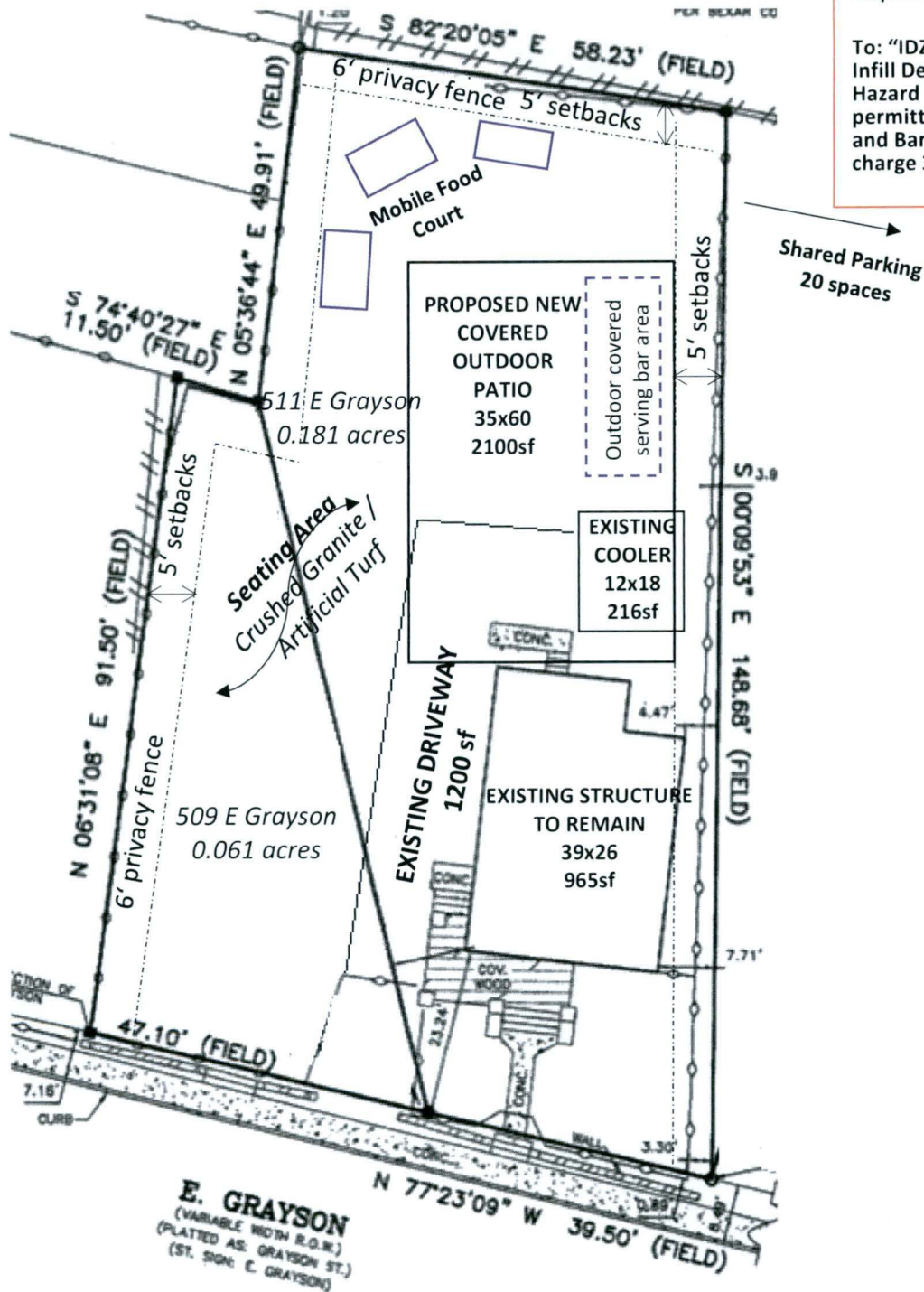
Exhibit ‘B’

SITE PLAN: 509 & 511 E GRAYSON

Z-2022-10700254
509 and 511 E Grayson
0.242 acres of NCB 978

From: "I-1 AHOD" General Industrial
Airport Hazard Overlay District

To: "IDZ-2 AHOD" Medium Intensity
Infill Development Zone Airport
Hazard Overlay District with uses
permitted in "C-2" Commercial District
and Bar and/or Tavern without cover
charge 3 or more days per week



I, Patrick Shearer, Manager of OT Partners LLC, the 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"