

AN ORDINANCE 2019-03-21-0258

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 0.636 acres out of NCB 7692 from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.291 acres and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.345 acres.

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 finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A.** Screening of outdoor storage areas near residential uses.

- B. No free-standing pole or LED signs.
- C. No temporary signs.
- D. Downward facing new light fixtures.
- E. No outside amplification systems.

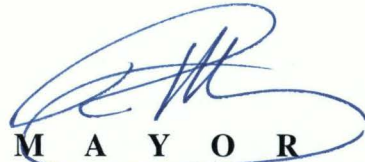
SECTION 5. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

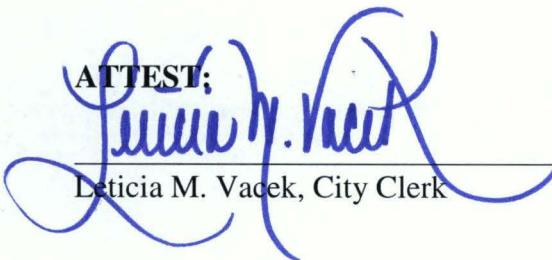
SECTION 6. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

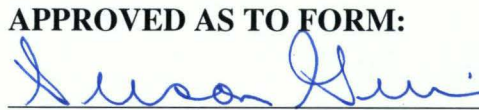
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective March 31, 2019.

PASSED AND APPROVED this 21st day of March, 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-11						
Date:	03/21/2019						
Time:	03:29:05 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z-2018-900044 CD (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.291 acres and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.345 acres out of NCB 7692, located at 6014 South Flores Street. Staff and Zoning Commission recommend Approval, with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				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					

State of Texas
County of Bexar

Field notes for a 0.345 acre tract of land consisting of portions of Lot 1, Lot 2 and all of Lot 3 called Tract 1, lying in Block 18, N.C.B. 7692, Harlandale Gardens Additions, City of San Antonio, Bexar County, Texas:

Field notes for a 0.345 acre tract of land consisting of portions of Lot 1, Lot 2 and all of Lot 3 called Tract1, lying in Block 18, N.C.B. 7692, Harlandale Gardens Additions, City of San Antonio, Bexar County, Texas, and being described in instrument recorded in Volume 368, Page 246 Deed and Plat Records, Bexar County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point on the South line of East White Street being the Northeast corner of said Lot 3, and the Northwest corner of Lot 4, Block 18 of said Harlandale Gardens Additions, said point being the Northeast corner of this tract of land;

Thence South 00° 06' 00" East, 162.20 feet, along the East line of said Lot 3 being the West line of said Lot 4, to a point for a common corner of said Lot 3 and Lot 4, and Lot 27 and Lot 28, Block 18, of said Harlandale Gardens Additions, said point being the Southwest corner of this tract of land;

Thence South 89° 54' 00" West, 140.58 feet, along the South line of said Lot 3, Lot 2. and Lot 1 and the North line of said Lot 28 and Lot 29, Block 18, of said Harlandale Gardens Additions, to a point on the Northeast line of Flores Street for a the Southwest corner of said Lot 1 and the Northwest corner of said Lot 29 said point being the Southwest corner of this tract of land;

Thence North 20° 34' 49" West, 93.08 feet, along the Northeast line of Flores Street and the Southwest line of said Lot 1 to a point, said point being an exterior corner of Tract 2 also surveyed this same day and the lower Northwest corner of this tract of land;

Thence North 89° 54' 00" East, 63.15 feet, across said Lot 1 and a South line of said Tract 2, to a point on the East line of said Lot 1 and a West line of said Lot 2, said point being an interior corner of said Tract 2, an exterior corner of this tract of land;

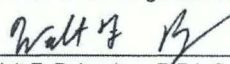
Thence South 00° 06' 00" East, 50.00 feet, along the East line of said Lot 1 and the West line of said Lot 2 and a West line of said Tract 2, to a point, said point being an exterior corner of said Tract 2 and an interior corner of this tract of land;

Thence North 89° 54' 00" East, 55.00 feet, across said Lot 2 and a South line of said Tract 2 to a point on the East line of said Lot 2 and the West line of said Lot 3, said point being the Southwest corner of said Tract 2 and an interior corner of this tract of land;

Thence North 00° 06' 00" West, 125.00 feet, along the East line of said Lot 2 and the West line of said Lot 3 and a East line of said Tract 2, to a point, said point being the Northeast corner of said Tract 2 on the South line of said East White Street for the Northwest corner of said Lot 3 and the upper Northwest corner of this tract of land;

Thence North 89° 54' 00" East, 55.00 feet, along the South line of said East White Street and North line of said Lot 3, to the point of beginning;

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a 0.345 acre tract of land called Tract 1, prepared for Alex Dovalina, dated January 21, 2018, were prepared from record information only and not on the ground survey. Not intended for the transfer of real property.


Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
PO Box 172
Pleasanton, Texas 78064
830-281-4060 Firm # 10181200



Z-2019-900044 CD

State of Texas
County of Bexar

Field notes for a 0.291 acre tract of land consisting of portions of Lot 1, and Lot 2 called Tract 2, lying in Block 18, N.C.B. 7692, Harlandale Gardens Additions, City of San Antonio, Bexar County, Texas:

Field notes for a 0.291 acre tract of land consisting of portions of Lot 1, Lot 2 called Tract 2, lying in Block 18, N.C.B. 7692, Harlandale Gardens Additions, City of San Antonio, Bexar County, Texas, and being described in instrument recorded in Volume 368, Page 246 Deed and Plat Records, Bexar County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point on the South line of East White Street being the Northeast corner of said Lot 2, and the Northwest corner of Lot 3, Block 18 of said Harlandale Gardens Additions, and a tract called Tract 1 also surveyed this same day said point being the Northeast corner of this tract of land;

Thence South $00^{\circ} 06' 00''$ East, 125.00 feet, along the East line of said Lot 2 being the West line of said Lot 3, and the West line of said Tract 1, to a point, for an interior corner of said Tract 1, said point being the Southeast corner of this tract of land;

Thence South $89^{\circ} 54' 00''$ West, 55.0 feet, across said Lot 2 along a North line of said Tract 1, to a point on the East line of said Lot 1 and the West line of said Lot 2, for a interior corner of said Tract 1, said point being an Southwest corner of this tract of land;

Thence North $00^{\circ} 06' 00''$ West 50.00 feet, along the East line of said Lot 1 and the West line of said Lot 2 and an East line of Said Tract 1, to a point for an exterior corner of said Tract 1, point being an interior corner of this tract of land;

Thence South $89^{\circ} 54' 00''$ West, 63.15, across said Lot 1, to a point on the Northeast line of Flores Street on the Southwest line of said Lot 1 and the Northwest corner of said Tract 1, said point being the exterior corner of this tract of land;

Thence North $20^{\circ} 34' 49''$ West, 81.72 feet, along the Northeast line of Flores Street and the Southwest line of said Lot 1 to a point, lying on the South line of said East White Street and on the said Northeast line of Flores Street point being the Northwest corner of this tract of land;

Thence North $89^{\circ} 54' 00''$ East, 146.20 feet, along the South line of said East White Street and North line of said Lot 1 and Lot 2, to the point of beginning;

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a 0.291 acre tract of land called Tract 2, prepared for Alex Dovalina, dated January 21, 2018, were prepared from record information only and not an on the ground survey. Not intended for the transfer of real property.


Walt F. Rakowitz R.P.L.S. 6435
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Z02918900044 CD



E White St

Flares St

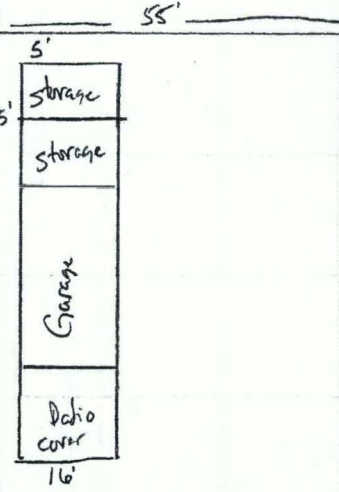
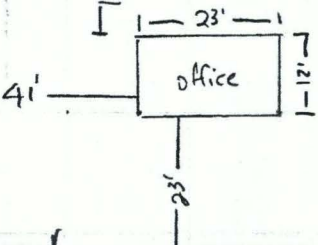
Proposed C-2

From: "L1 MLOD-2 MLR-2 AHOD" General Industrial
 Lackland Military Lighting Overlay Military Lighting Region 2
 Airport Hazard Overlay District
 To: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland
 Military Lighting Overlay Military Lighting Region 2 Airport
 Hazard Overlay District on 0.291 acres and "C-2 CD MLOD-2
 MLR-2 AHOD" Commercial Lackland Military Lighting
 Overlay Military Lighting Region 2 Airport Hazard Overlay
 District with Conditional Use for Motor Vehicle Sales on 0.345
 acres

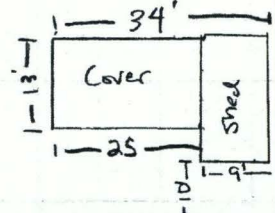
16014 S Flares

62'

55'



PROPOSED C-2 CD



Entrance

140'

162'

Exhibit "B"

I, property owner Alex Dordina, 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 rezoning case does not relieve me from Adherence to any/all City adopted Codes at the time of Plan submitted for building permits.

Alex Dordina
 214-274-2403

Not to scale

1" = 20'