

**AN ORDINANCE 2016-01-28-0047**

**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 0.746 of an acre out of NCB 1021 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 4.** The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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.

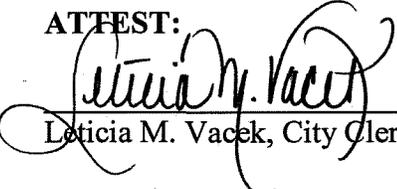
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective February 7, 2016.

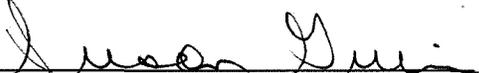
**PASSED AND APPROVED** this 28<sup>th</sup> day of January, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney  
For

<b>Agenda Item:</b>	Z-5 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22 )
<b>Date:</b>	01/28/2016
<b>Time:</b>	02:04:47 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2016033 S (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra Street. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

**C&W**  
**Surveying**

P.O. Box 692202  
San Antonio, Texas 78269  
210-613-2097 210-690-8241 FAX

**720 16033**

RECEIVED  
15 DEC -1 PM 12: 22

LAND SURVEYING

**METES AND BOUNDS DESCRIPTION OF**

The Remainder of Lots 5, 6, 7, & 8, Block 8, N.C.B. 1021, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in the City Clerks Records of San Antonio, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at the Southwest corner of the 0.009 acres conveyed to the State of Texas, as recorded in volume 10794, page 1309, Real Property Records, and being on the south right-of-way line of Culebra Road, said beginning point also being 224.0 feet from the east right-of-way line of N. Sabinas St.;
- THENCE** South 81° 14' 54" East a distance of 168.25 feet across Lots 5, 6, and 7 respectively to an angle point in right-of-way and continuing along the south line of Culebra Rd South 72° 45' 18" East a distance of 57.18 feet across Lot 8 to the Southeast corner of the 0.035 acres conveyed to the State of Texas, as recorded in volume 14680, page 2216, Real Property Records;
- THENCE** South 05° 36' 04" West a distance of 131.74 feet along the east line of Lot 8 to a 1" iron pipe found at the southeast corner;
- THENCE** North 84° 18' 56" West a distance of 224.00 feet along the north line of a 13.5 foot alley to a 4"x 4" wood post found at the southwest corner of Lot 5, 13.5 feet north of a ½" iron rod found for reference;
- THENCE** North 05° 36' 04" East a distance of 152.20 feet along the west line of Lot 5 with the west edge of a building to the Point of Beginning, containing in all 0.746 acres or 32511 square feet of land.

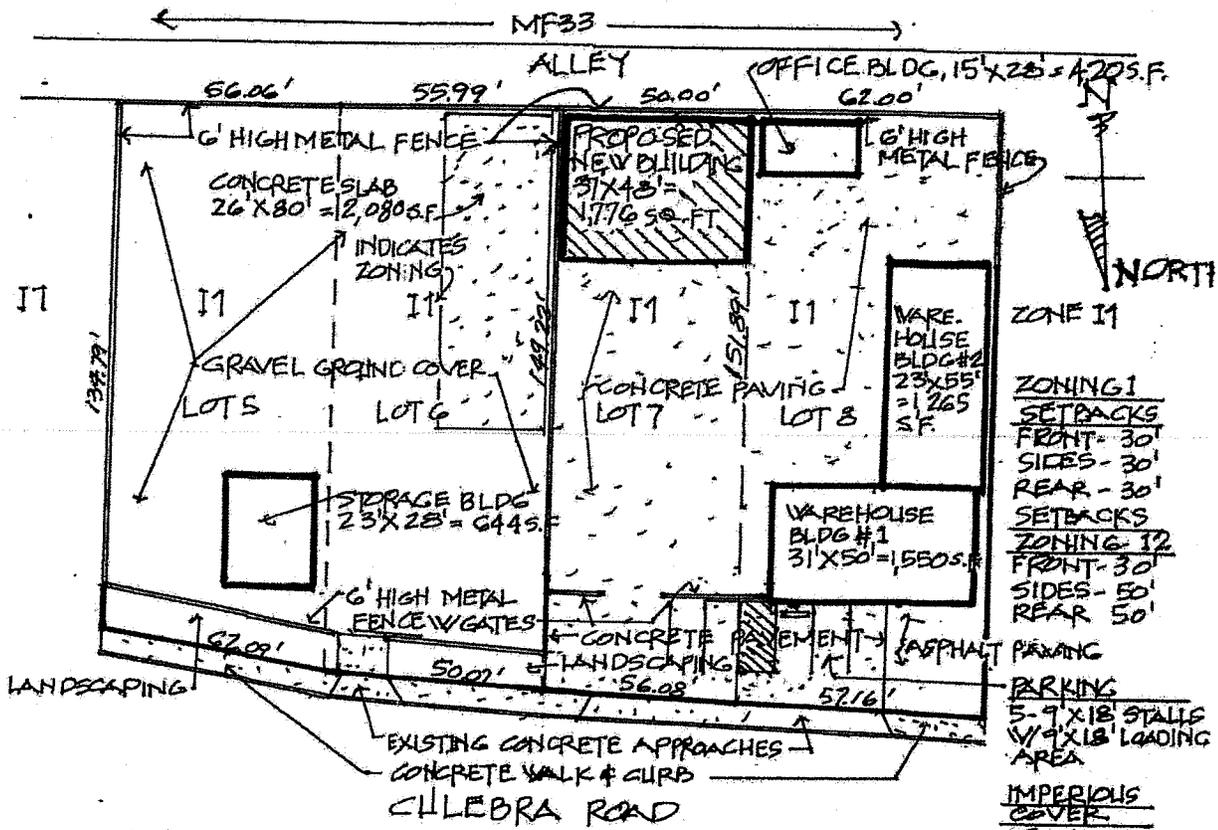
Bearings are based on the 1" iron pipe and the ½" iron rod found on the north and south line of said alley as the lots are rotated to the bearings shown on deed recorded in volume 10794, page 1309.

I, Kevin Ray Wilson, hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on November 25, 2015.

*Kevin Ray Wilson*

Kevin Ray Wilson,  
Registered Professional Land Surveyor  
No. 5787





NORTH  
 ZONE I1  
 SETBACKS  
 FRONT - 30'  
 SIDES - 30'  
 REAR - 30'  
 ZONE I2  
 SETBACKS  
 FRONT - 30'  
 SIDES - 50'  
 REAR - 50'  
 PARKING  
 5-9' X 18' STALLS  
 11-9' X 18' LOADING  
 AREA  
 IMPERIOUS  
 COVER  
 15,345 SF.

SITE PLAN SCALE: 1" = 30'-0"  
 CITYWIDE METAL RECYCLING 724 CULEBRA ROAD  
 LOTS 5, 6, 7 AND 8

22016093

10-28-2015

The following statement: "I, Richard A. V. [Name], the property owner, acknowledge that this site plan submitted for the purpose of rezoning the 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."

15 DEC -1 11:19:22