

AN ORDINANCE 2016-12-15-1015

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 Lots 8 and 9, Block 1, NCB 6439 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity without Outside Storage and/or Processing.

SECTION 2. 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 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.
- B. Solid screen fencing adjacent to residential zoning and uses.

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 **Exhibit "A"** 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 the 26th day of December 2016.

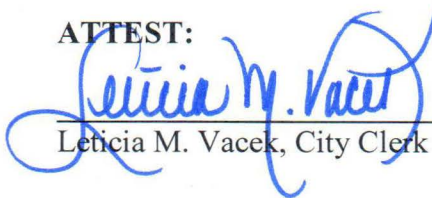
PASSED AND APPROVED this 15th day of December 2016.



M A Y O R


Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For City Attorney

| | | | | | | | |
|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-7 (in consent vote: P-2, Z-7) | | | | | | |
| Date: | 12/15/2016 | | | | | | |
| Time: | 02:25:44 PM | | | | | | |
| Vote Type: | Motion to Appr w Cond | | | | | | |
| Description: | ZONING CASE # Z2016271 S (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity without Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff and Zoning Commission recommend Approval with Conditions. (Associated Plan Amendment 16083) | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | |
| Alan Warrick | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | x |
| Shirley Gonzales | District 5 | | x | | | 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 | | | | |

22016271

I, the property owner, acknowledge that this site plan submitted for the purpose of recording 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 recording more does not release me from adherence to any/all City-adopted Codes of the time of plan submitted for building permits.

313 FRIO CITY RD., SAN ANTONIO, TEXAS 78204

CURRENT ZONING

LOT 8
BLOCK 1
NCB 6439
PARCEL KEY: 131062
(1 - 1) NG INDUSTRIAL
CITY LIMITS
CITY COUNCIL DISTRICT 5
COUNTY PRECINT: 2
SAISD

313 FRIO CITY RD., SAN ANTONIO, TEXAS 78204

PROPOSED ZONING

LOT 8
BLOCK 1
NCB 6439
PARCEL KEY: 131062
(1 - 2 S) NG INDUSTRIAL
CITY LIMITS
CITY COUNCIL DISTRICT 5
COUNTY PRECINT: 2
SAISD

315 FRIO CITY RD., SAN ANTONIO, TEXAS 78204

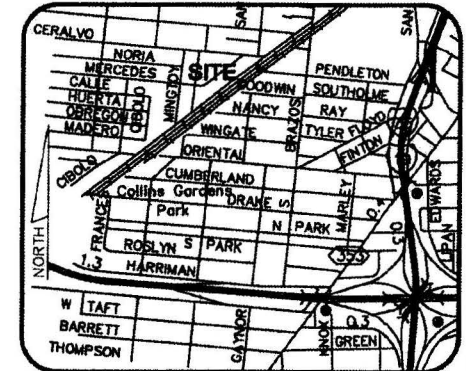
CURRENT ZONING

LOT 9
BLOCK 1
NCB 6439
PARCEL KEY: 131062
(R - 4) RESIDENTIAL
CITY LIMITS
CITY COUNCIL DISTRICT 5
COUNTY PRECINT: 2
SAISD

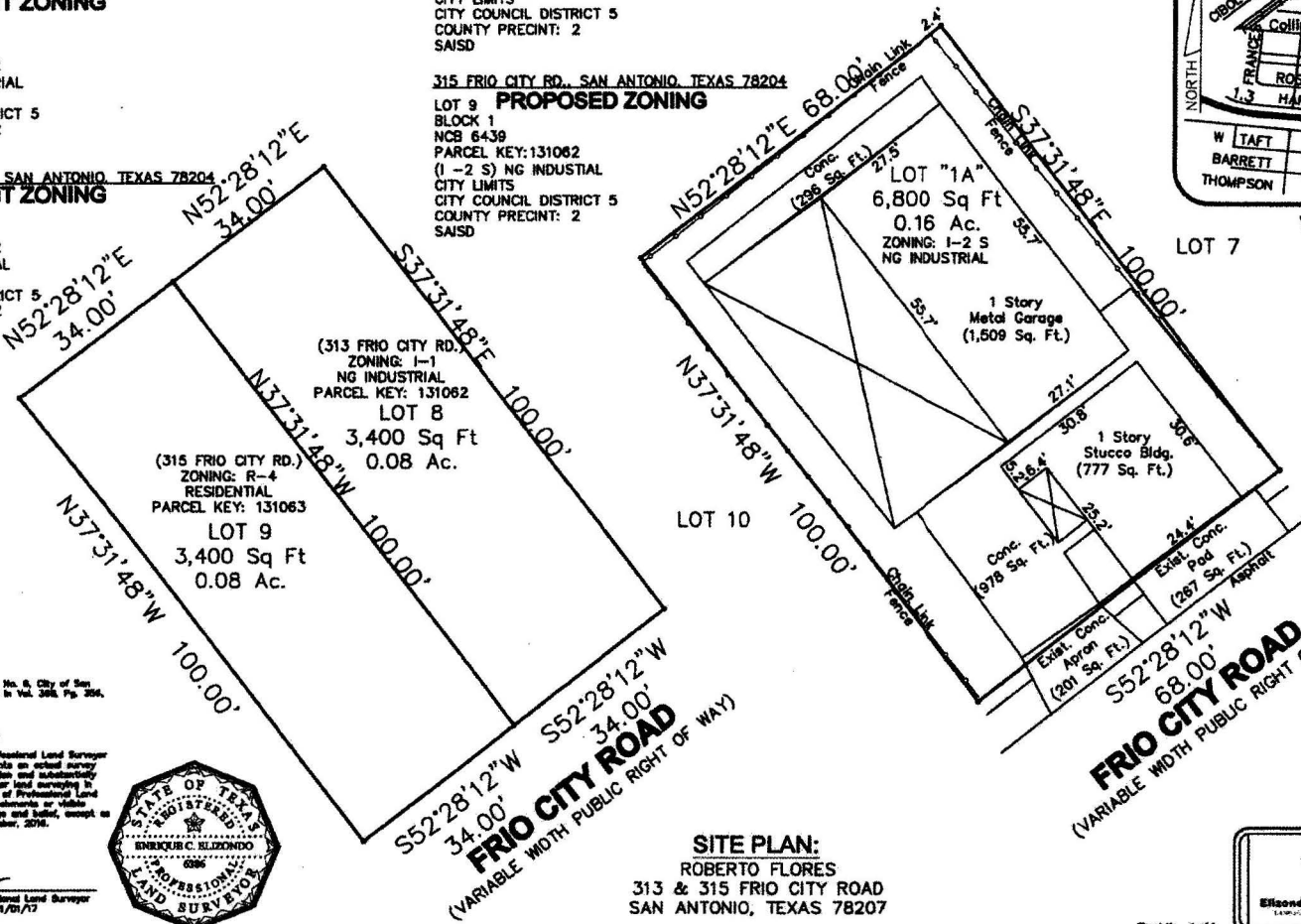
315 FRIO CITY RD., SAN ANTONIO, TEXAS 78204

PROPOSED ZONING

LOT 9
BLOCK 1
NCB 6439
PARCEL KEY: 131062
(1 - 2 S) NG INDUSTRIAL
CITY LIMITS
CITY COUNCIL DISTRICT 5
COUNTY PRECINT: 2
SAISD



VICINITY MAP
NOT TO SCALE



LEGEND
• 1/4" = 100' HORIZ. DIST.
• 1/4" = 100' VERT. DIST.

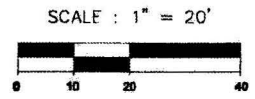
LEGAL DESCRIPTION
Lot 8 & 9, Block 1, NCB 6439, Caline No. 6, City of San Antonio, Bexar County, Texas, recorded in Vol. 306, Pg. 204, P.2, S.2, 1.

SURVEYOR CERTIFICATION
I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plan represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveys in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible encroachments, to the best of my knowledge and belief, except as shown herein. This 14th day of September, 2014.



Enrique C. Elizondo
Enrique C. Elizondo, Registered Professional Land Surveyor
Texas Registration No. 6366, expires 01/01/17
www.elizondosurveyors.com
henry@elizondosurveyors.com

SITE PLAN:
ROBERTO FLORES
313 & 315 FRIO CITY ROAD
SAN ANTONIO, TEXAS 78207



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| <p>Elizondo & Associates L.S.P. - P.L.L.C. & S.A. P.L.L.C.</p> | <p>Phone: (210) 375-4128 Fax: (210) 375-6130 5805 Callaghan Road, Suite 100 San Antonio, Texas 78228 TEXAS LICENSED SURVEYING FIRM No. 1018084</p> |
| | <p>Sheet No. 1 of 1</p> |

Exhibit A