

**AN ORDINANCE 2016-02-18-0141**

**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 the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility.

**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 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.
- F.** Screening on the perimeter of the rear and sides of the property, excluding Zarzamora

**SECTION 4.** The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and

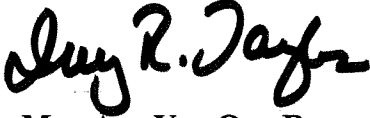
incorporated herein for all purposes.

**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 28, 2016.

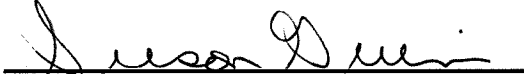
**PASSED AND APPROVED** this 18<sup>th</sup> day of February, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

<b>Agenda Item:</b>	<b>Z-20 ( in consent vote: P-10, Z-20 )</b>						
<b>Date:</b>	02/18/2016						
<b>Time:</b>	03:27:18 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2015294 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. Zoning Commission recommends Approval with a condition, pending Plan Amendment. (Associated Plan Amendment 15060) (Continued from January 28, 2016)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		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			x	
Ron Nirenberg	District 8	x					
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

**METES AND BOUNDS DESCRIPTION**

**November 1, 2000**

BEING a 0.104 acre tract of land and being the South 44.00 feet of Lots 25 and 26, Block 24, New City Block 2001, in the City of San Antonio, Bexar County, Texas being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the West Right-of-Way (R.O.W.) line of Zarzamora St. for the southeast corner of said Lot 26 and the southeast corner of the herein described tract at the intersection of the West R.O.W. line of said Zarzamora St. and the north R.O.W. line of an 18' Alley.

THENCE, North 84°20'37" West, 102.56 feet along the north R.O.W. line of said 18' Alley and the south lines of said Lots 26 and 25 to a 1/2" iron rod set for the southwest corner of said Lot 25 and the southwest corner of the herein described tract;

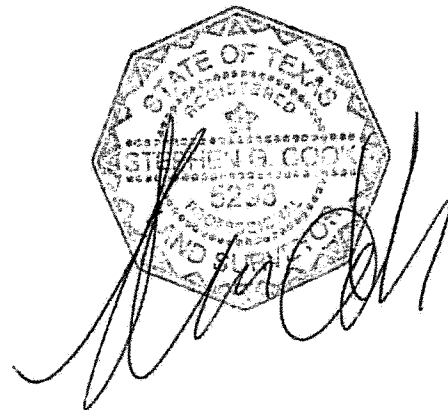
THENCE, North 05°36'53" East, 44.00 feet along the west line of said Lot 25 to a 1/2" iron rod set for the northwest corner of the herein described tract;

THENCE, South 84°20'37" East, 102.56 feet across said Lots 25 and 26 to a 1/2" iron rod set in the west R.O.W. line of said Zarzamora St. for the northeast corner of the herein described tract;

THENCE, South 05°36'53" West, 44.00 feet along the west R.O.W. line of Zarzamora St. to the POINT OF BEGINNING.

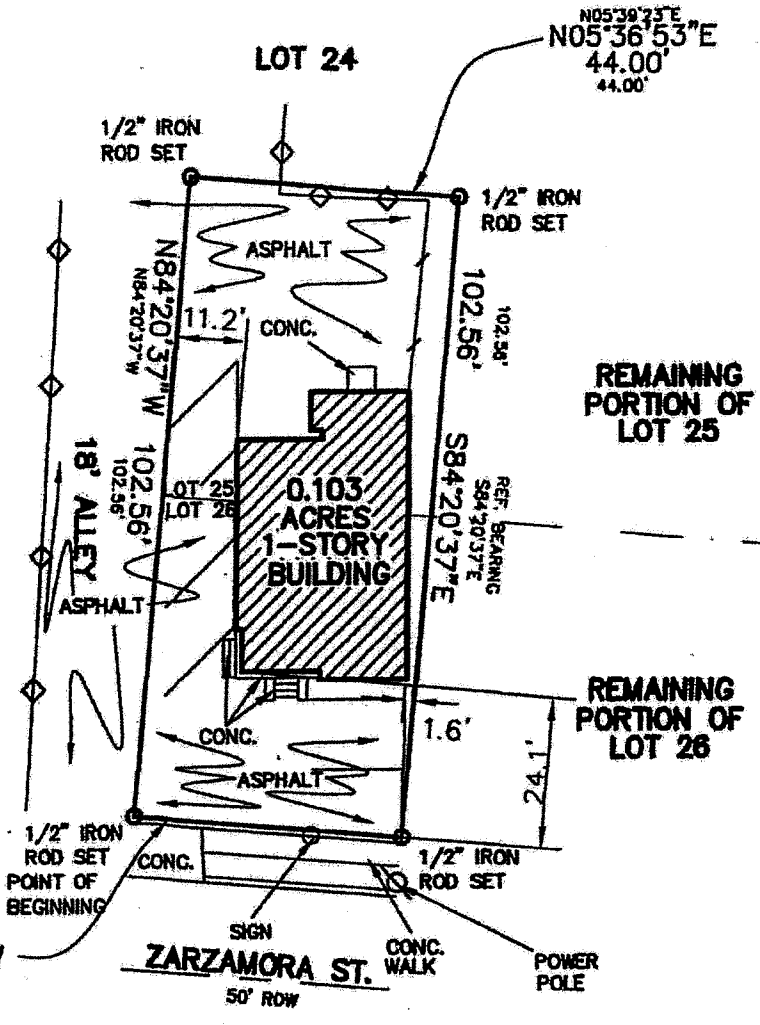
Stephen G. Cook  
Registered Professional Land Surveyor  
No. 5293

SGCE No. 166-018-000



Z2015294

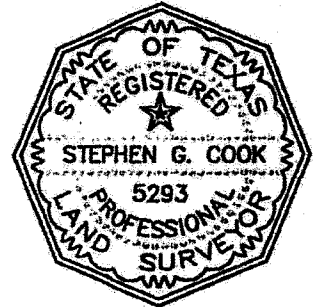
*I, Joel Castillo, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any full City adopted codes at the time of plan submission for building permits.*



\* THE SOUTH PART OF LOT 25 AND 26  
 \*\* MOORE'S SUBDIVISION OF GEORGE M. MAVERICK'S FIRST ADDITION



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. COPYRIGHT © 2000 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED



*[Signature]*  
 STEPHEN G. COOK, R.P.L.S.

**Z2015294**

LOT(S) \* BLOCK 28 N.C.B. 1989  
 \*\* VOLUME — PAGE —  
 OF THE — RECORDS OF BEXAR COUNTY, TEXAS.  
 WITNESS MY HAND AND SEAL THIS 31 DAY OF OCTOBER 20 00  
 BUYER JOEL CASTILLO, JULIETA CASTILLO  
 ADDRESS 2327 ZARZAMORA ST. OF NO. 00-10001796  
 STEPHEN G. COOK, INC. JOB NO. 166-018-000 DRAWN BY: H.J.G. DISK: CAD/S SURV. BY: RM.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 48029C0434 E DATED FEBRUARY 16, 1996 THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS OUTSIDE THE 100 YEAR FLOOD ZONE

0010001796  
DAM #11  
**FILED BY  
ALAMO TITLE**

A  
7.20.15294

2000-0195303

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** November 9, 2000

**Grantor:** JESUS PALACIOS, SR. and wife, AMADITA R. PALACIOS

**Grantor's Mailing Address (including county):**

1722 West French  
San Antonio, Texas 78201  
Bexar County

**Grantee:** JOEL CASTILLO and JULIETA CASTILLO, married to each other

**Grantee's Mailing Address (including county):**

210 Yale  
San Antonio, Texas 78201  
Bexar County

**Consideration:**

TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWENTY-TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$22,800.00) and is executed by Grantee, payable to the order of BANK OF AMERICA, N.A. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to PRLAP, INC., Trustee.

BANK OF AMERICA, N.A., at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Grantor, and are transferred to BANK OF AMERICA, N.A., without recourse on Grantor.

**Property (including any improvements):**

The South part of Lots 25 and 26, Block 28, New City Block 1989, Moore's Subdivision of George M. Maverick's First Addition, in the City of San Antonio, Bexar County, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof.

**Reservations From and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to the matters filed of record in the Office of the County Clerk, Bexar County, Texas.

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**ACKNOWLEDGMENT**

**STATE OF TEXAS**

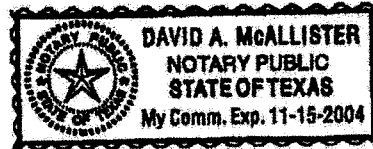
§  
§  
§

**COUNTY OF BEXAR**

This instrument was acknowledged before me on November 9, 2000, by AMADITA R. PALACIOS.

*David A. McAllister*

Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

Joel Castillo  
Julieta Castillo  
210 Yale  
San Antonio TX 78201

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the Date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 16 2000



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Nov 15 2000  
At 4:17pm

Receipt #: 386492  
Recording: 7.00  
Doc/Agmt: 6.00  
Doc/Num: 2000-0195383  
Deputy -Martha Salase

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EXHIBIT "A"

Z2015294

104

South part of Lots 25 and 26, Block 28, New City Block 1989, Moore's  
 Subdivision of George M. Maverick's 1st Addition, BEGINNING at a point  
 in the East line of Lot 26, 44 feet North of the Southeast corner of said lot;  
 THENCE South 44 feet to the Southeast corner of said lot;  
 THENCE West along the south line of Lots 26 and 25, 102.56 feet, the  
 southwest corner of Lot 25;  
 THENCE North along the west line of Lot 25, 43 feet;  
 THENCE East along a straight line to the place of beginning, being the same  
 property conveyed to Willis A. Hawley, et ux, by deed dated June 8, 1944,  
 recorded in Vol. 2063, page 47, Deed Records of Bexar County, Texas.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE  
 OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE IS UNLAWFUL AND  
 UNENFORCEABLE UNDER FEDERAL LAW.  
 STATE OF TEXAS, COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN FILE  
 NUMBER SEQUENCE ON THE DATE AND AT THE TIME STAMPED  
 HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL PUBLIC  
 RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ON:

NOV 05 1993



*Robert B. Green*  
 COUNTY CLERK BEXAR COUNTY, TEXAS

File 1 for Record 1st  
 BEXAR COUNTY TX  
 ROBERT B. GREEN/COUNTY CLERK  
 On Nov 04 1993  
 At 2:34pm  
 Receipt #: 2022  
 Recordings: 11.00  
 Rec/Inst: 6.00  
 Doc/Inst: 93-254851  
 Cashier-Janice Sanchez

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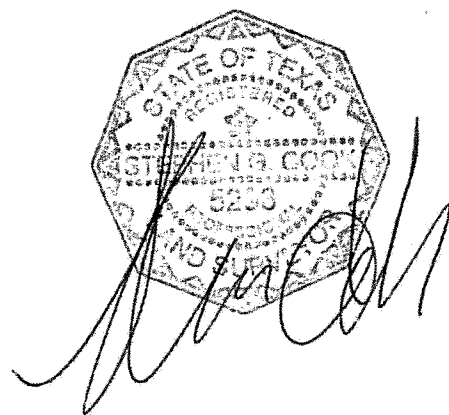
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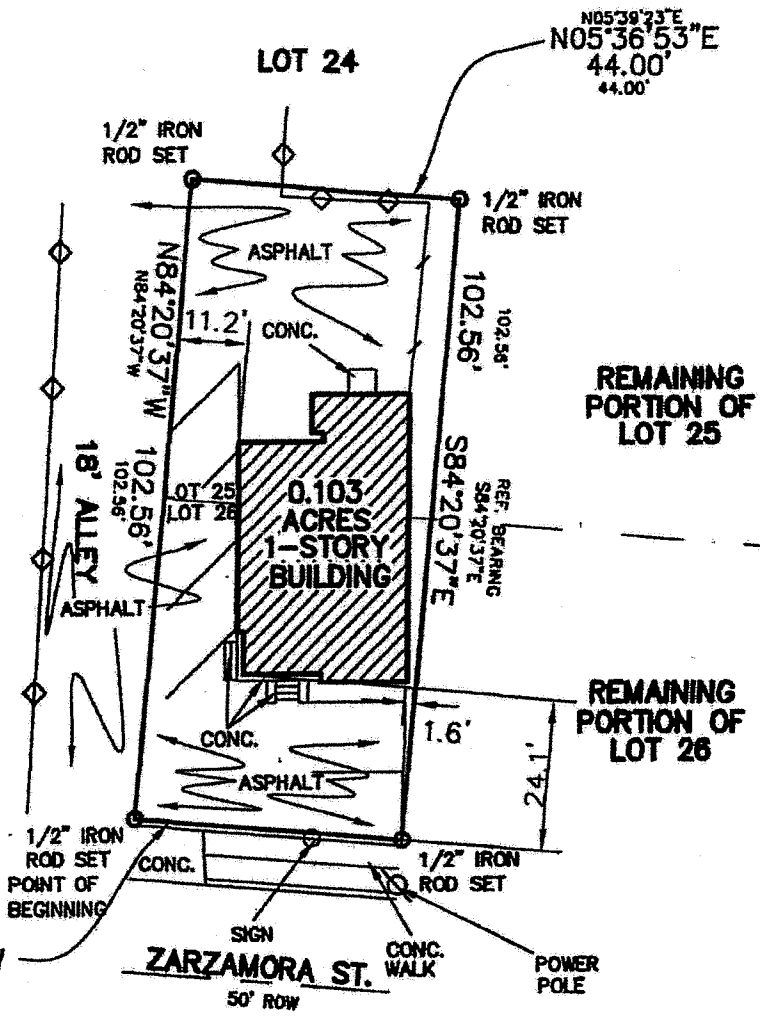
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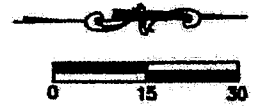


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