

ORDINANCE 2020-12-03-0865

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 Lot P-16 and 0.5118 acres out of NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service).

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:

- 1) Hours of operation Monday-Saturday 8 a.m. to 6 p.m.
- 2) No outdoor speakers or amplified sound
- 3) No free-standing poles signs
- 4) No temporary signage, pennants, wind-waves or flyers
- 5) Downward facing lighting

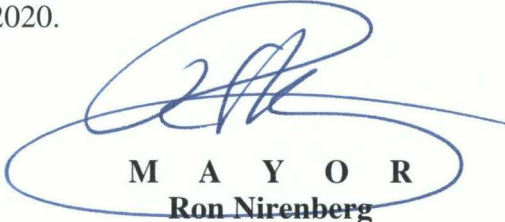
SECTION 5. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 December 13, 2020.

PASSED AND APPROVED this 3rd day of December, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

December 03, 2020

Item: Z-7

Enactment Number:

File Number: 20-6675

2020-12-03-0865

ZONING CASE Z-2020-10700031 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. Staff and Zoning Commission recommend Approval, with Conditions.

Councilmember Rebecca Viagran made a motion to approve. Councilmember Shirley Gonzales seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SANDOVAL PROPERTIES SUBDIVISION

FIELD NOTES

for a 0.5118 Acre (22,292 square foot)

(Zone Change Tract)

A 0.5118 acre tract of land, more or less, being out of a 6.71 acre tract as per v. 15091, p. 1642, Official Public Records of Bexar County, Tx, and being situated in New City Block 11166, City of San Antonio, Bexar County, Tx. and being more particularly described as follows:


COMMENCING at a found 2" dia. iron pipe, being the southwest corner of a Lot 8, Blk 6, Alameda Homesites, as per v. 3025, p. 109, OPRBCT;

- *THENCE, N 90°00'00" E -707.92', to an iron rod found for the POINT OF BEGINNING and the northwest corner hereof;*
- *THENCE, N 90°00'00" E, a distance of 173.31 feet, along the north line hereof, to an iron rod found for a point of deflection hereof;*
- *THENCE, S 16°04'06" E, a distance of 116.07 feet, along the north line hereof, to an iron rod found for the northeast corner hereof;*
- *THENCE, S 86°49'14" W, a distance of 205.72 feet, along the east line hereof, to an iron rod found for the southeast corner hereof;*
- *THENCE, N 00°00'50" W, a distance of 122.95 feet, along the west line hereof, to the POINT OF BEGINNING of this 0.5118 acre tract of land, more or less.*

Notes:

1. Basis of Bearings taken from GPS methods, zone 4204, NAD-83 DATUM.
2. No title search provided, there may be certain conveyances that may not appear hereon.
3. This metes & bounds description accompanies a sketch dated same.

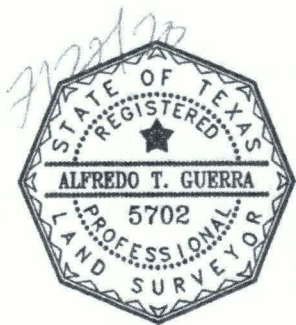
I, the undersigned, a Registered Professional Land Surveyor, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the monuments described were either found or placed under my supervision. This the 27-Jul-2020,



Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

956-473-9772 fred_ges@sbcglobal.net



SG
12/03/2020
Item No. Z-7

Exhibit "A"

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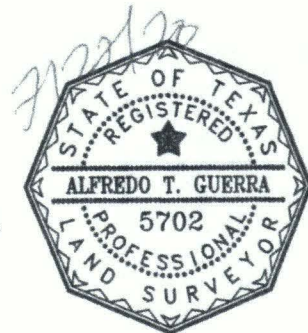
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Exhibit “B”

