

AN ORDINANCE 2014 - 05 - 15 - 0360

**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 0.041 of an acre out of Lot 27, NCB 15689 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution.

**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.

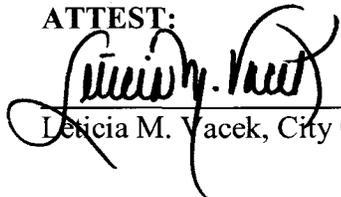
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

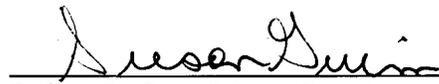
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective May 25, 2014.

**PASSED AND APPROVED** this 15<sup>th</sup> day of May 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**  
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney  
For

<b>Agenda Item:</b>	<b>Z-8 ( in consent vote: 32, 33, Z-1, Z-2, P-1, Z-3, Z-5, Z-6, Z-8 )</b>
<b>Date:</b>	05/15/2014
<b>Time:</b>	02:14:44 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014128 S (District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.041 of an acre out of Lot 27, NCB 15689 located on a portion of 12311 Nacogdoches Road. Staff and Zoning Commission recommend approval.
<b>Result:</b>	Passed

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

FIELDNOTE DESCRIPTION  
FOR  
ZONING EXHIBIT

A 0.041 acre, or 1,803 square feet more or less, tract of land in Lot 27, New City Block 15689 Northgate Plaza recorded in Volume 9651, Pages 7-9 of the Deed and Plat Records of Bexar County, Texas. Said 0.041 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (CORS1996);

COMMENCING: At a point on the northeast line of said Lot 27, a south corner of Lot 23 of said Northgate Plaza, the west corner of Lot 12 of Nacogdoches Hills Subdivision recorded in Volume 9502, Page 213 of said Deed and Plat Records;

THENCE: S 49°27'04" E, along and with the northeast line of said Lot 27, the southwest line of said Lot 12, a distance of 66.88 feet to a point;

THENCE: S 40°29'51" W, departing the southwest line of said Lot 12, over and across said Lot 27, passing at a distance of 44.78 feet an outer corner of an existing building, continuing for a total distance of 64.78 to an interior corner of an existing building and the POINT OF BEGINNING;

THENCE: S 40°29'51" W, through the existing building, a distance of 60.10 feet to a point on the southwest line of the existing building;

THENCE: N 49°30'09" W, along the southwest line of an existing building, a distance of 30.00 feet to a point;

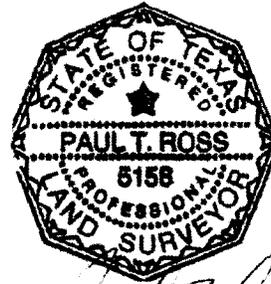
THENCE: N 40°29'51" E, through the existing building, a distance of 60.10 feet to a point on the northeast line of the existing building;

22014128

THENCE: S 49°30'09" E, along the northeast line of an existing building, a distance of 30.00 feet to the POINT OF BEGINNING, and containing 0.041 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7816-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 10, 2014  
JOB NO. 7816-00  
DOC. ID. N:\CIVIL\7816-00\Word\7816-00 FN.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



*Paul T. Ross*  
11 MAR. 14

Z2014128



LOCATION MAP

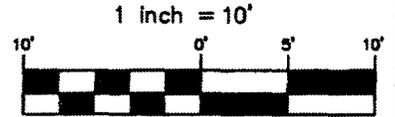
NOT-TO-SCALE

LEGEND:

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (CORS1996).

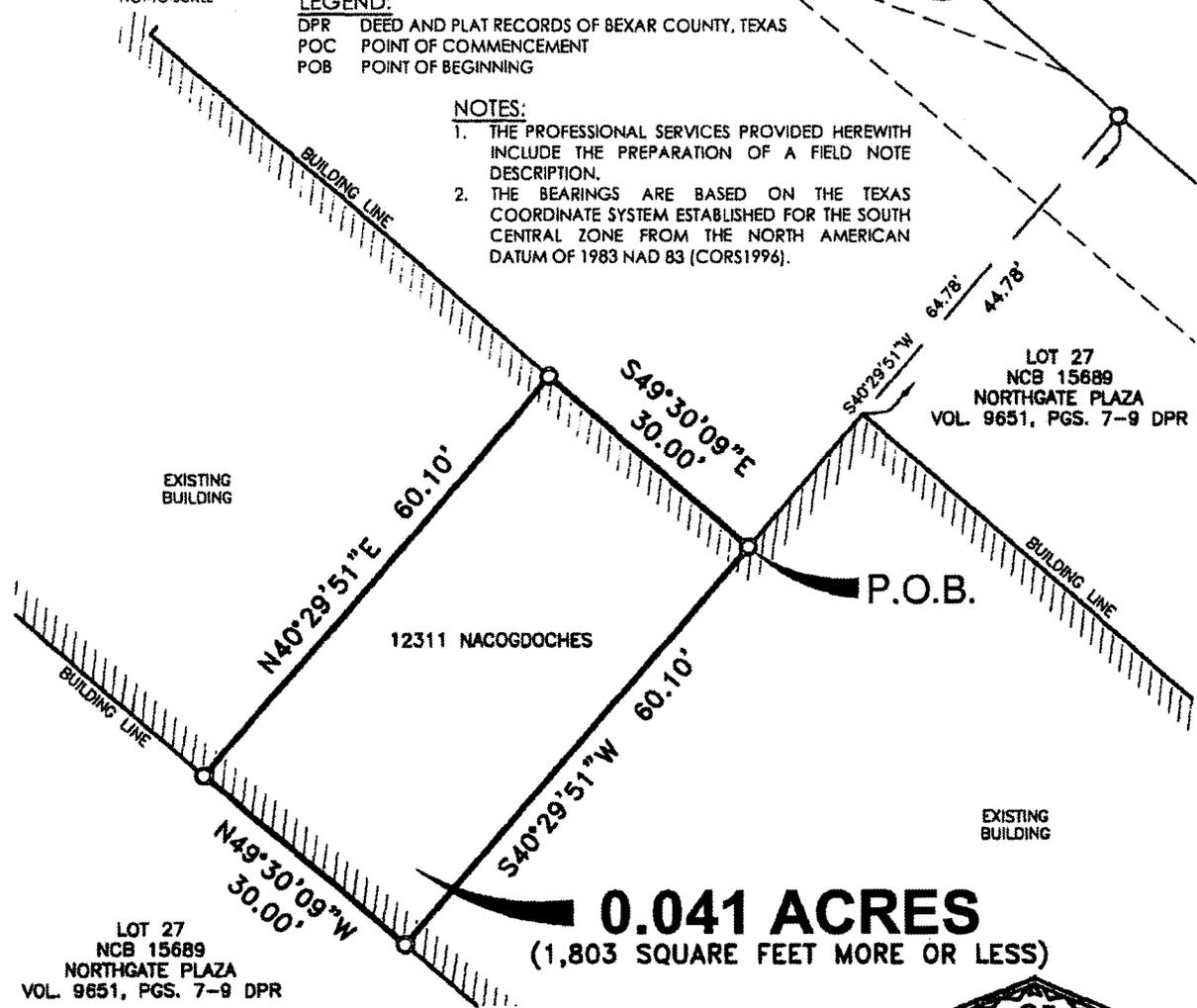


VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT VOL. 15815, PG. 2211 OPR

LOT 23 NCB 15689 NORTHGATE PLAZA VOL. 9851, PGS. 7-9 DPR

LOT 12 NACOGDOCHES HILLS SUBDIVISION VOL. 9502 PGS. 213 DPR

50' DRAINAGE EASEMENT VOL. 9300, PG. 94 OPR



LOT 27 NCB 15689 NORTHGATE PLAZA VOL. 9651, PGS. 7-9 DPR

**0.041 ACRES**

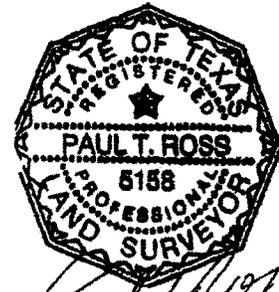
(1,803 SQUARE FEET MORE OR LESS)

**ZONING EXHIBIT**  
12311 NACOGDOCHES  
SAN ANTONIO, TEXAS



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.8010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100789-00

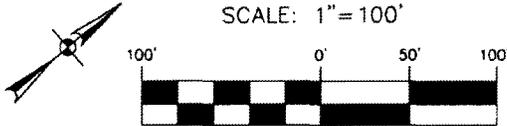
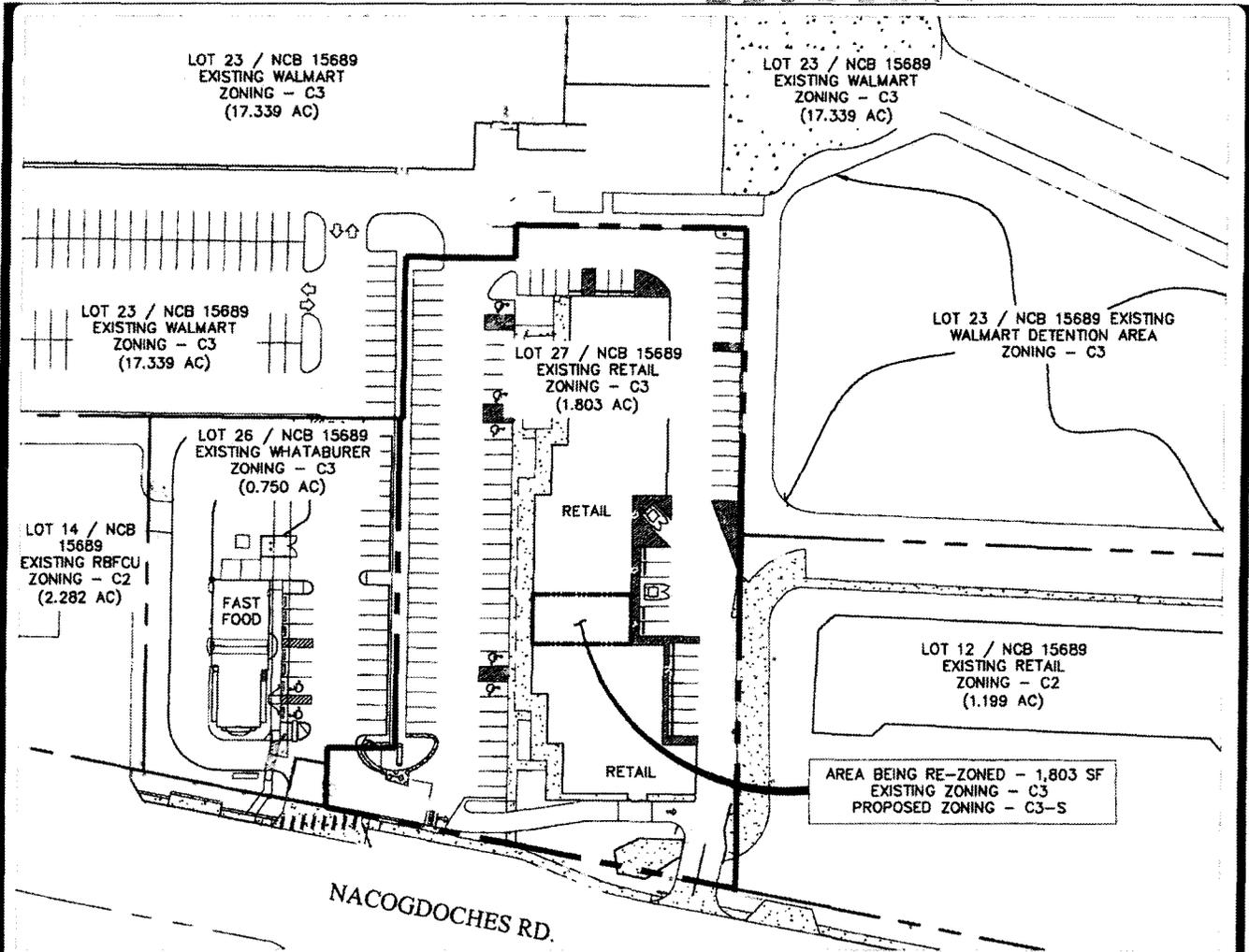
SHEET 1 OF 1  
JOB No.: 7816-00



*Paul T. Ross*  
11 MAR. 14

Date: Mar 11, 2014, 8:02am User ID: gross  
File: H:\CIVIL\7816-00\NW7816-00.dwg

Z2014128



**NOTES:**

1. ALL PARKING AND LANDSCAPE AREAS ARE DESIGNED TO MEET THE APPLICABLE CODES AT THE TIME OF CONSTRUCTION. STANDARD PARKING STALLS ARE 9'x18' AND MEET TEXAS ACCESSIBILITY STANDARDS.
2. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
3. THIS PROPERTY IS INTENDED TO BE USED AS A SPECIFIED FINANCIAL INSTITUTION AS DEFINED IN 35-A101.
4. NO LANDSCAPE BUFFERYARDS OR SETBACKS ARE REQUIRED IN ACCORDANCE WITH UDC TABLE 510-1 AND TABLE 310-1, RESPECTIVELY.

I, **JULIAN HAWES, JR., PRA/GFR NACOGDOCHES, LP**, 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/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

TOTAL BUILDING AREA	0.456 AC (19,863 SQ FT GFA)
BUILDING AREA RE-ZONED	0.041 AC (1,803 SQ FT GFA)
TOTAL LANDSCAPE AREA	0.057 AC
LANDSCAPE AREA RE-ZONED	0.000 AC
TOTAL PARKING AREA	1.290 AC
TOTAL AREA	1.803 AC

TOTAL PARKING STALLS	97
TOTAL PARKING STALLS REQUIRED FOR AREA BEING RE-ZONED (AT 1 PER 300 GFA)	6
TOTAL HANDICAP STALLS	5
TOTAL HANDICAP STALLS REQUIRED FOR AREA BEING RE-ZONED	1

316 - Mar 13, 2014, 9:46am User ID: shawc  
 P:\V\1616\DW\Wagon\Exhibits\Z\Hawes\140312 - Re-Zoning.dwg

JOB NO 7816-00  
 DATE MARCH 2014  
 DESIGNER LM  
 CHECKED MJ, DR, WN, RB  
 SHEET 1 of 1

**NORTHGATE PLAZA**  
 12311 NACOGDOCHES RD., SAN ANTONIO, TX  
 SPECIFIC USE SITE PLAN EXHIBIT

505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE 210.375.9100  
 FAX 210.375.9100  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470