

AN ORDINANCE 2016-08-18-0626

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 0.758 acres out of NCB 1549 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot.

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 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 5. The City Council finds that the following conditions shall be met to ensure compatibility with the surrounding properties:

Agenda Item:	Z-5						
Date:	08/18/2016						
Time:	02:07:37 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016198 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff and Zoning Commission recommend Approval.						
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			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				x


- A. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.
- D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility is closed.
- E. Hours of operation shall be limited to the hours of operation of the neighboring non-profit organization for which the non-commercial parking lot will be used.

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.

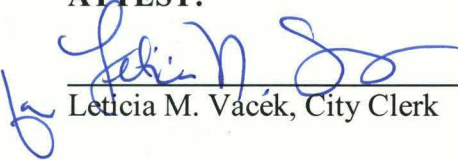
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective the 28th day of August 2016.

PASSED AND APPROVED this 18th day of August 2016.

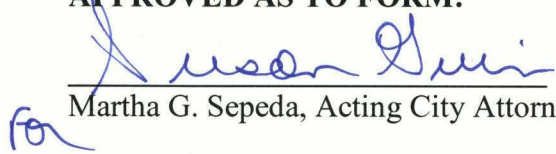

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Z2016198

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES

June 3, 2016

0.758 Acres out of
Lots 5 thru 12 & Lots 17 thru 24
Block 15 NCB 1549

The State of Texas
County of Bexar

METES AND BOUNDS DESCRIPTION OF 0.758 ACRES

Being 0.758 acres of land, out of a portion of Lots 5 thru 12 and Lots 17 thru 24, Block 15, NCB 1549, also being the same land situated within 14.67 acres conveyed in deed recorded in Volume 14216, Page 2220 (Document No. 20090202784) in the Official Public Records of Bexar County, Texas.

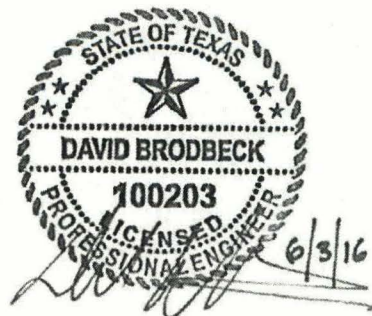
Beginning at the intersection of the east line of Lot 24, Block 15 with the north right-of-way line of Yucca Street for the southeast corner and an angle point of this tract.

Thence S 89°36'19" W, along the north right-of-way line of Yucca Street at a distance of 186.00 feet;

Thence bearing N 00° 23' 41" W at a distance of 177.50 feet;

Thence bearing N 89° 36' 19" E at a distance of 186.00 feet;

Thence bearing S 00° 23' 41" E at a distance of 177.50 feet to the Point of Beginning.

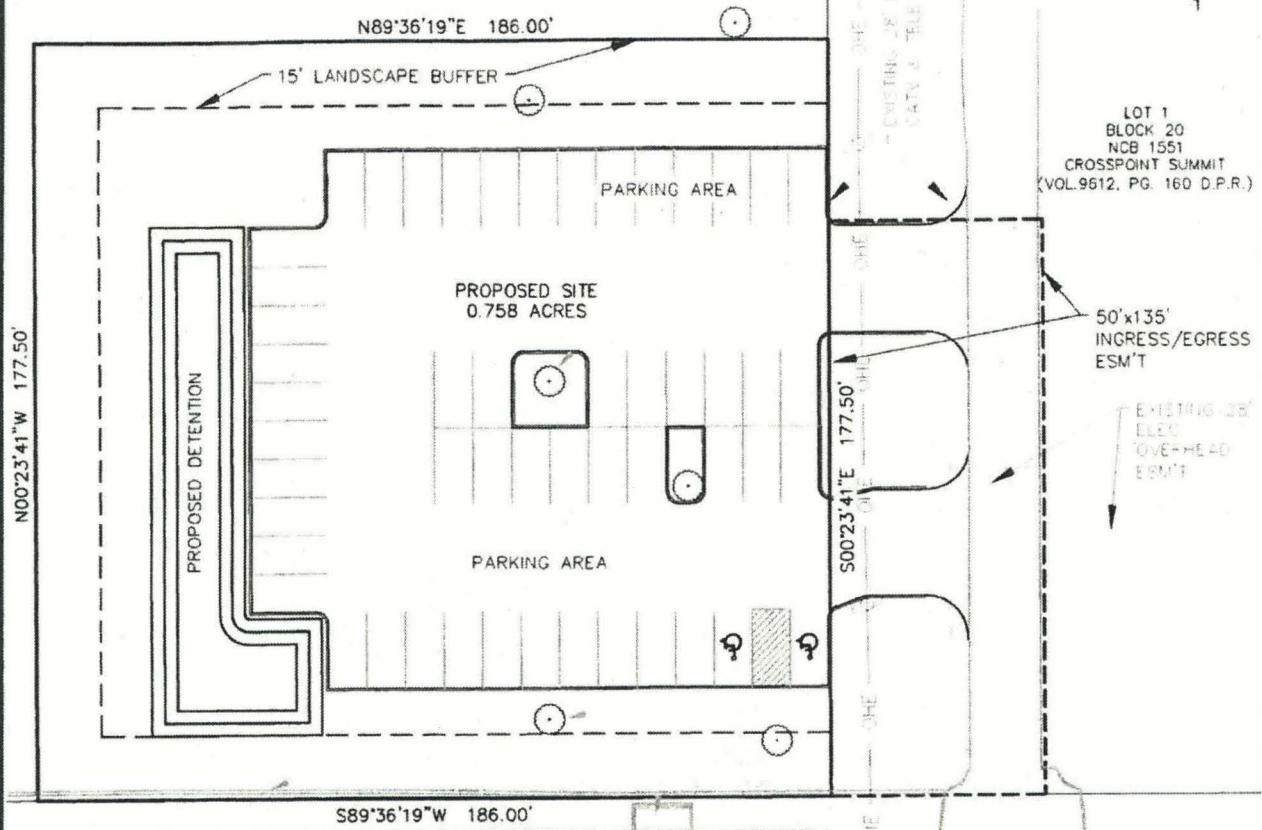


THIS DOCUMENT IS AN ENGINEERING SURVEY FOR PLANNING PURPOSES ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. AN ENGINEER SURVEY UNDER TEXAS OCCUPATIONS CODE §1001.003 (A)(2), THE TEXAS ENGINEERING PRACTICE ACT, IS NOT THE SURVEY OF REAL PROPERTY OR OTHER ACTIVITY REGULATED UNDER TEXAS OCCUPATIONS CODE §1071, PROFESSIONAL LAND SURVEYOR PRACTICES ACT.

Z2016198

The following statement: "I, Service Life, 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."

LOTS 5 THRU 12 &
17 THRU 24
BLOCK 15
NCB 1549
SERVICE LIFE & CASUALTY INSURANCE CO

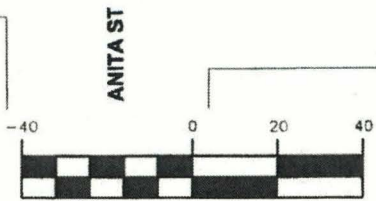


File: P:\Crosspoint\16032.00 Summit Parking Lot\Map\Exhibit\16-0531 Site Plan.dwg

YUCCA ST

(60' R.O.W.)

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
NAME: DAVID BRODBECK, P.E.
P.E. No.: 100203
DATE: JUN 01, 2016
AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.



SCALE: 1" = 40'

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 • San Antonio, Texas 78216
Tel: 210.807.9030 • Fax: 210.855.5530
www.coursen-koehler.com • TBPE Firm No. F-10747

223 YUCCA STREET

SITE PLAN

JOB NO.: 16032.00
DATE: MAY 28, 2016
DRAWN: BP
REVISIONS:

Exhibit "B"