

AN ORDINANCE 2013-10-17-0733

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 3.991 acres out of Lots 8A and 8B, NCB 35733 from "R-20 UC-1 GC-1 MSAO-1 MLOD-1" Residential Single-Family IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 CD UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and "C-2 CD GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales.

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.

SECTION 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. There shall be no outdoor speakers.

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 **Attachment "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.

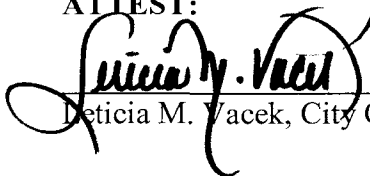
SECTION 8. This ordinance shall become effective October 27, 2013.

PASSED AND APPROVED this 17th day of October 2013.




M A Y O R
Julián Castro

ATTEST:



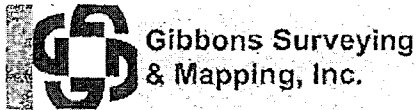
Deticia M. Yacek, City Clerk

APPROVED AS TO FORM:



Michael D. Bernard, City Attorney

Agenda Item:	Z-6						
Date:	10/17/2013						
Time:	02:22:10 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2013194 CD (District 8): An Ordinance amending the Zoning District Boundary from "R-20 UC-1 GC-1 MSAO-1 MLOD-1" Residential Single-Family IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 CD UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and "C-2 CD GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales on 3.991 acres out of Lots 8A and 8B, NCB 35733 located at 6930 and 6910 Oak Drive. Staff and Zoning Commission recommend approval with one condition.						
Result:	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				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				x
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x			x	
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



870 CD

FIELD NOTES FOR:

3.991 ACRES COMPRISED OF TRACT I, TRACT II, TRACT III AND TRACT IV, BEING ALL OF A 2 ACRE TRACT RECORDED IN VOLUME 1673, PAGE 428 AND PART OF A 4 ½ ACRE TRACT RECORDED IN VOLUME 1253, PAGE 383 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF TRACT NO. 8, TRAYLOR RESUBDIVISION, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGE 238 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE L. COLQUHOUN SURVEY NUMBER 24, ABSTRACT NUMBER 133, BEXAR COUNTY, TEXAS, AND NEW CITY BLOCK 35733, CITY OF SAN ANTONIO, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found ½" iron rod on the south right-of-way-of line of Oak Drive (50' wide public right-of-way), the northwest corner of Lot 1, Block 1, NCB 18336, DOMINION HILLS PLAZA SUBDIVISION, according to the plat thereof recorded in Volume 9568, Page 185 of the Deed and Plat Records of Bexar County, Texas, being in the name of Joineco Enterprises, Ltd., also being the northeast corner of the aforementioned 2 acre tract recorded in Volume 1673, Page 428 and of this tract;
- THENCE:** South 00° 17' 08" East (bearings are based on GPS observations. Datum is NAD '83) 380.45' to a found ½" iron rod on south line of the aforementioned 4 ½ acre tract recorded in Volume 1253, Page 383, the north line of a 8.892 acre tract in the name of Kahlig Motor Company and recorded in Volume 14927, Page 438 of the Real Property Records of Bexar County, Texas, the southwest corner of said Lot 1, the southeast corner of this tract;
- THENCE:** North 89° 59' 34" West 456.79' to a found ½" iron rod on the east line of a 5.280 acre tract in the name of Dan Covert and recorded in Volume 12980, Page 882 of the Real Property Records of Bexar County, Texas, the northwest corner of said 8.892 acre tract, the southwest corner of the aforementioned 4 ½ acre tract and of this tract;
- THENCE:** North 00° 26' 08" West 379.88' to a found ½" iron rod on the aforementioned south right of way line of Oak Drive, the northeast corner of the 5.280 acre tract, the northwest corner of the aforementioned 2 acre tract and of this tract;
- THENCE:** North 89° 56' 03" East 457.78' with the south right of way line of Oak Drive to the POINT OF BEGINNING of this 3.991 acre (173,842 square feet) tract.

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

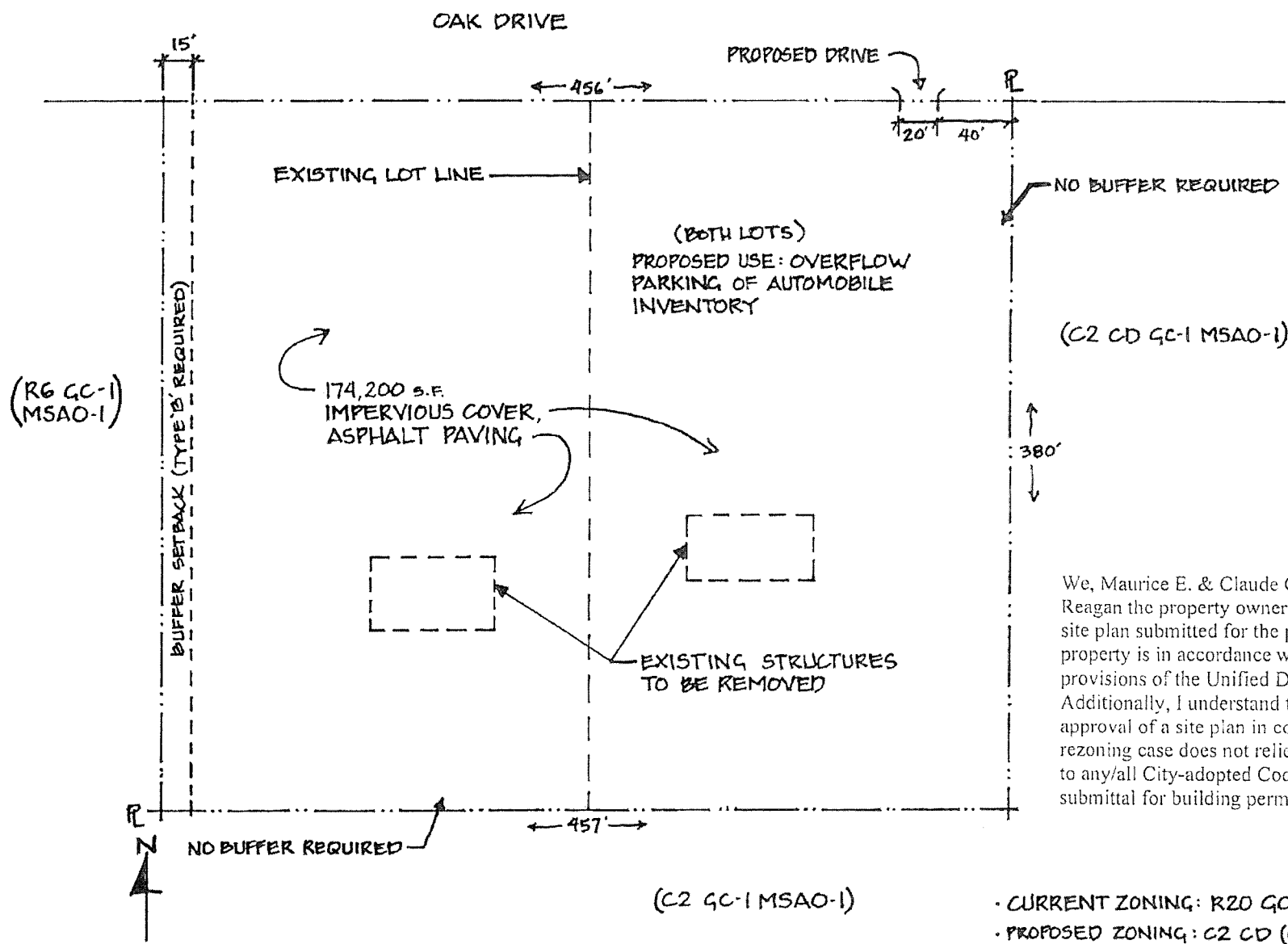
Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Field work completed on July 30, 2013
GSMI Project No. 13-4387-02

GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapsody Drive, San Antonio, TX 78216
(210) 366-4600 www.gibbonsurveying.com



ATTACHMENT A



We, Maurice E. & Claude C. Reagan and Marcia J. Reagan the property owners, 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.

- CURRENT ZONING: R20 GC-1 MSAO-1 (BOTH LOTS)
- PROPOSED ZONING: C2 CD (CONDITIONAL USE FOR MOTOR VEHICLE SALES- FULL SERVICE) GC-1 MSAO-1 (BOTH LOTS)
- PROPERTY SIZE: 174,200 S.F. (4 AC; BOTH LOTS)

SITE PLAN: PARKING FOR AUTOMOBILE INVENTORY
SCALE: 1" = 80'

ATTACHMENT B