

AN ORDINANCE 2017-12-07-0950

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 0.494 acres out of NCB 10615 from "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents.

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. 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 December 17, 2017.

PASSED AND APPROVED this 7th day of December 2017.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-8 (in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39)						
Date:	12/07/2017						
Time:	04:12:59 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017299 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "PUD C-1" Planned Unit Development Light Commercial District and "C-3 NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				x

SG/lj
12/07/2017
Item No. Z-8

Exhibit "A"

Z2017299

MARTINEZ
Surveying & Mapping Co.
Firm # 101822-00
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

0.494 ACRE TRACT

All that certain tract or parcel of land containing 0.494 of an acre in the City of San Antonio, Bexar County, Texas, situated in New City Block 10615, out of a 6.935 acre tract described as East Houston Estates, Unit 2, according to map or plat thereof recorded in Volume 7700, Page 53, Deed and Plat Records of Bexar County, Texas, and being the same tract called 0.492 of an acres described in conveyance from Ronald Lewis Bethany to Alvin C. Ony, of record in Volume 18048, Page 1935, Real Property Records of Bexar County, Texas.

Said 0.494 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a ½" iron pin found on the South line of Waycross Lane at the Northeast corner of Timmie Junior Borquez and Jessica Renee Borquez tract of record in Volume 17998, Page 1839, Real Property Records of Bexar County, Texas, being Lot 7, Block 4, N.C.B. 14348, East Houston Estates, Unit 2-C, according to map or plat thereof recorded in Volume 6800, Page 87, Deed and Plat Records of Bexar County, Texas, for the Northwest corner of this herein described tract;

THENCE: along with the South line of said Waycross Lane, the following courses and distances:
along with a curve to the right having a radius of 713.76 feet, a delta angle of 01 deg. 08 min. 06 sec., an arc length of 14.14 and a chord bearing and distance of South 85 deg. 29 min. 16 sec. East, 14.14 feet to a ½" iron pin found;
along with a curve to the left having a radius of 763.76 feet, a delta angle of 01 deg. 13 min. 36 sec., an arc length of 16.35 feet and a chord bearing and distance of South 81 deg. 45 min. 28 sec. East, 16.35 feet to a ½" iron pin found;
along with said curve to the left, having a radius of 1048.97 feet, a delta angle of 05 deg. 59 min. 28 sec., an arc length of 109.68, and a chord bearing and distance of South 86 deg. 54 min. 18 sec. East, 109.63 feet to a ½" iron pin found
South 89 deg. 52 min. 01 sec. East, 37.16 feet to a ½" iron pin found, at the Northwest corner of a variable width drainage easement, of record in Volume 5438, Page 859, Real Property Records of Bexar County, Texas, for the Northeast corner of this herein described tract;

Exhibit "A"

THENCE: South 00 deg. 00 min. 58 sec. East, 112.32 feet along with the West line of said variable width drainage easement to a ½” iron pin found, for the Southeast corner of this herein described tract;

THENCE: along with the North line of said variable drainage easement, the following courses and distances:
South 44 deg. 24 min. 11 sec. West, 11.98 feet to a PK nail found in concrete;
South 89 deg. 43 min. 30 sec. West, 45.28 feet to a ½” iron pin set with cap (RPLS 5482);
along with a curve to the right having a radius of 888.53 feet, an arc length of 123.17 feet and a chord bearing and distance of North 88 deg. 54 min. 18 sec. West, 123.07 feet to a ½” iron pin found at the Southeast corner of said Lot 7, Block 4, N.C.B. 14348, for the Southwest corner of this herein described tract;

THENCE: North 00 deg. 10 min. 59 sec. West, 122.66 feet to the POINT OF BEGINNING.

Bearing Basis – South 00 deg. 00 min. 58 sec. East – from the East line of this herein described tract, of record in Volume 18048, Page 1935, Real Property Records of Bexar County, Texas.



A handwritten signature in black ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 17-3-6
March 14, 2017
(SEE ATTACHED SURVEY PLAT)
Updated: Nov. 20, 2017

SG/lj
12/07/2017
Item No. Z-8

Exhibit “B”

