

AN ORDINANCE 2016-05-19-0374

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 27 and 4.223 acres of land out of NCB 10914 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing.

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.

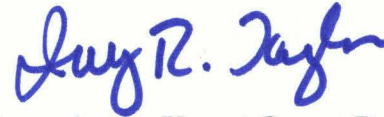
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 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.

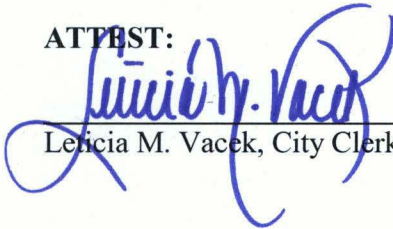
SECTION 7. This ordinance shall become effective May 29, 2016.

PASSED AND APPROVED this 19th day of May, 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
for

Agenda Item:	Z-3 (in consent vote: P-1, Z-2, Z-3, Z-6, Z-7, Z-8, P-2, Z-9, P-3, Z-10)						
Date:	05/19/2016						
Time:	02:11:34 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE #Z2016125 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing on Lot 27, NCB 10914 and 4.223 acres out of NCB 10914 located at 9594 US Highway 181. 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			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				



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

Z2016125

Job No.: S0409400
October 5, 2012

DESCRIPTION OF 4.223 ACRE TRACT OF LAND

Being a 4.223 acre tract of land in County Block (C.B.) 5160 and being a portion of that called 5.0 acre tract described in a deed recorded in Volume 5021, Page 346, Deed Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "Rosin & Johnson" plastic cap found on the north right-of-way line of South Presa, US Highway No. 181, Spur 122 (120 foot right-of-way) at the common corner of said 5.0 acre tract and Lot 27, Stewart Stevenson South, as shown on a plat recorded in Volume 9516, Page 52, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING** and the southwest corner of this tract;

THENCE North 20°59'18" East, departing said right-of-way line, coincident with the common line of the 5.0 acre tract and said Lot 27, a distance of 802.63 feet to a 3/4" pinch pipe found in the south line of Lot 29, TxDOT Bexar Metro Subdivision, as shown on a plat recorded in Volume 9545, Page 5, Deed and Plat Records, Bexar County, Texas, at the common corner of the 5.0 acre tract and Lot 27, the northwest corner of this tract;

THENCE North 89°52'59" East, coincident with the common line of the 5.0 acre tract and of said Lot 29, a distance of 270.20 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of the 5.0 acres tract and a 4.177 acre tract of land described in a deed recorded in Volume 1111, Page 921, Deed Records, Bexar County, Texas, the northeast corner of this tract;

THENCE South 21°00'00" West, coincident with the common line of the 5.0 acre tract and 4.177 acre tract at 563.95 feet, passing the northwest corner of a tract of land described in a deed recorded in Volume 6566, Page 639, Official Public Records of Real Property, Bexar County, Texas, continuing coincidentally with the common line of said 4.177 acres tract and the 5.0 acre tract, a total distance of 716.68 feet to a 1/2" rebar with a "CEC" plastic cap set, the most easterly southeasterly-corner of this tract;

THENCE North 62°47'14" West, departing said common line a distance of 162.37 feet to a 1/2" rebar with a "CEC" plastic cap set for corner of this tract;

THENCE South 21°00'00" West a distance of 210.57 feet to a 1/2" rebar with a "CEC" plastic cap set on the common corner of the 5.0 acre tract and the aforementioned north right-of-way line of South Presa, the most southerly corner of this tract;

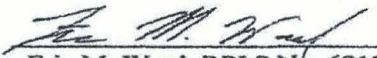
Attachment "A"

Z2016125

THENCE North 62°52'20"West, coincident with the common line of the 5.0 acre tract and said right-of-way line, a distance of 89.57 feet to a 1/2" rebar with a "CEC" plastic cap set for an angle point of this tract;

THENCE North 63°18'08"West, continuing with said common line, a distance of 1.42 feet to the **POINT OF BEGINNING**, and containing 4.223 acres of land, more or less.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. The basis of bearings recited herein is the subdivision plat of Stewart Stevenson South, recorded in Volume 9516, Page 52, Deed and Plat Records, Bexar County, Texas. There is an exhibit with like job number.


Eric M. Ward, RPLS No. 6217

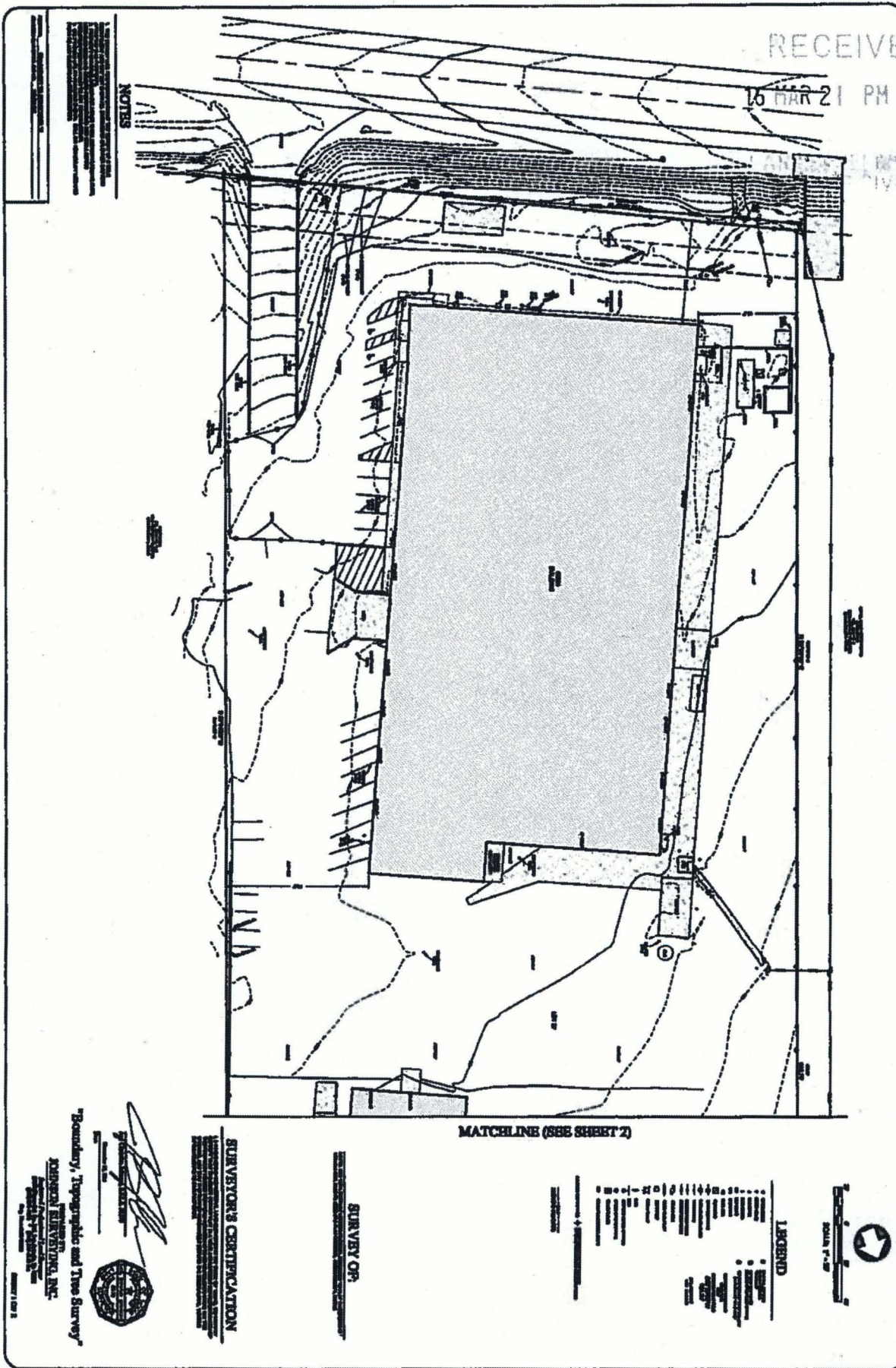


Existing Site Plan

Z2016125

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Boundary, Topographic and Tree Survey

JOHN R. VESTER, INC.
1000 W. 10th St.
Tulsa, Oklahoma 74106
Phone: 918.438.1111
Fax: 918.438.1112



SURVEYOR'S CERTIFICATION
I, JOHN R. VESTER, a duly Licensed Professional Surveyor in the State of Oklahoma, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the client.

SURVEY OR:

LEGEND

[Symbol]	Building
[Symbol]	Parking
[Symbol]	Power Line
[Symbol]	Water Line
[Symbol]	Other



Attachment "B"

Proposed Site Plan

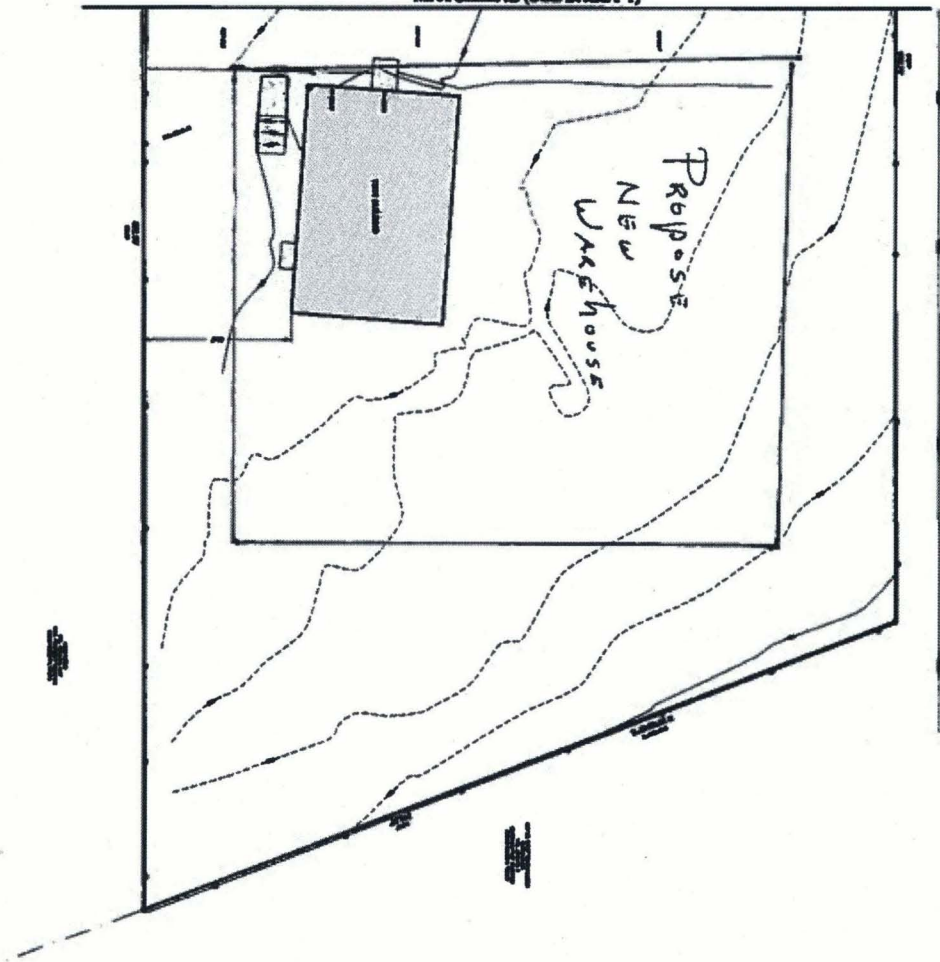
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LAND DEPARTMENT
STANDARD PLAN

NOTES

MATCHLINE (SEE SHEET 1)



Boundary, Topographic and Tree Survey
KERRICK SURVEYING, INC.
Professional Land Surveyors
10000 West 12th Street
Denver, Colorado 80231
Phone: 303.751.1234
Fax: 303.751.1235
www.kerrick.com
Z2016125



SURVEYOR'S CERTIFICATION

SURVEY OR:

LEGEND



Attachment "B"