

ORDINANCE 2021-04-01-0221

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 2.48 acres out of CB 4298 from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop.

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 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 **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.

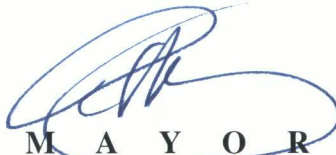
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04/01/2021
Z-4

CASE NO. Z-2020-10700229 S

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 April 10, 2021.

PASSED AND APPROVED this 1st day of April, 2021.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney
For



City of San Antonio

City Council

April 01, 2021

Item: Z-4

Enactment Number:

File Number: 21-2392

2021-04-01-0221

ZONING CASE Z-2020-10700229 S (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600073)

Councilmember Adriana Rocha Garcia made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
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Exhibit “A”

Z-2020-10700229

PA 2020-11600073

EXHIBIT "A"
(TRACT 2) 2.48 ACRES

STATE OF TEXAS
COUNTY OF BEXAR

Field notes for a 2.48 acres of land out of the Cruz Landin Survey, Abstract 421, County Block 4298, Bexar County, Texas and being a portion of that certain 97.586 acre tract described in a conveyance to David Friesenhahn, recorded in Volume 4917, Page 2054 Real Property Records of Bexar County, Texas. Said 2.48 acre tract being a portion of that 5.02 acre tract as described in a deed from David Friesenhahn to Daniel Morales & Estela M. Morales, recorded in Volume 6950, Page 914 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch steel pin found on the East right-of-way line of Watson Road and being on the west line of that certain 97.586 acre tract described in a conveyance to David Friesenhahn, recorded in Volume 4917, Page 2054 Real Property Records of Bexar County, Texas. Said point also being the northwest corner of a called 5.02 acre tract as described in a deed from David Friesenhahn to Raymond Ramirez & wife Norma J. Ramirez, recorded in Volume 6950, Page 942 of the Real Property Records of Bexar County, Texas.

THENCE along the East right-of-way line of Watson Road, North $00^{\circ} 10' 20''$ East, a distance of 30.35 feet to a one half inch steel pin set for the northwest corner of the herein described tract and being the southwest corner of a 2.48 acre tract (TRACT 1) surveyed this same date.

THENCE with the north line of this tract, South $81^{\circ} 05' 09''$ East, a distance of 644.14 feet to a one half inch steel pin set for an interior corner of this tract and being the southeast corner of a 2.48 acre tract (TRACT 1) surveyed this same date.

THENCE with the west line of this tract, North $00^{\circ} 10' 20''$ East, a distance of 169.58 feet to a one half inch steel pin set for the northwest corner of this tract, the northeast corner of a 2.48 acre tract (TRACT 1) surveyed this same date and being on the south line of a called 5.02 acre tract as described in a deed from Jesus Norberto Garcia II to Jesus G. Garcia, recorded in Volume 10352, Page 565 Real Property Records of Bexar County, Texas.

THENCE with the north line of this tract, South $81^{\circ} 05' 09''$ East, a distance of 449.22 feet to a one half inch steel pin set for the northeast corner of this tract.

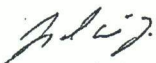
THENCE With the east line of this tract, South $00^{\circ} 10' 20''$ West, a distance of 199.93 feet to a one half inch steel pin set for the southeast corner of this tract.

THENCE with the south line of this tract, North $81^{\circ} 05' 09''$ West, a distance of 1093.36 feet to the place of the **BEGINNING**.

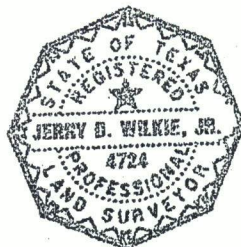
(Reference is hereby made to an 11" x 17" survey plat prepared this same date.)

(All pins set with red cap stamped No. 4724)

I, Jerry D. Wilkie, Jr., hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on January 29, 2004.


Jerry D. Wilkie, Jr.
Registered Professional Land Surveyor
No. 4724

Job Number 11048 (TRACT 2)



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Exhibit “B”

Z2020-10700229

Plan de Sitio para Cambio de Zona

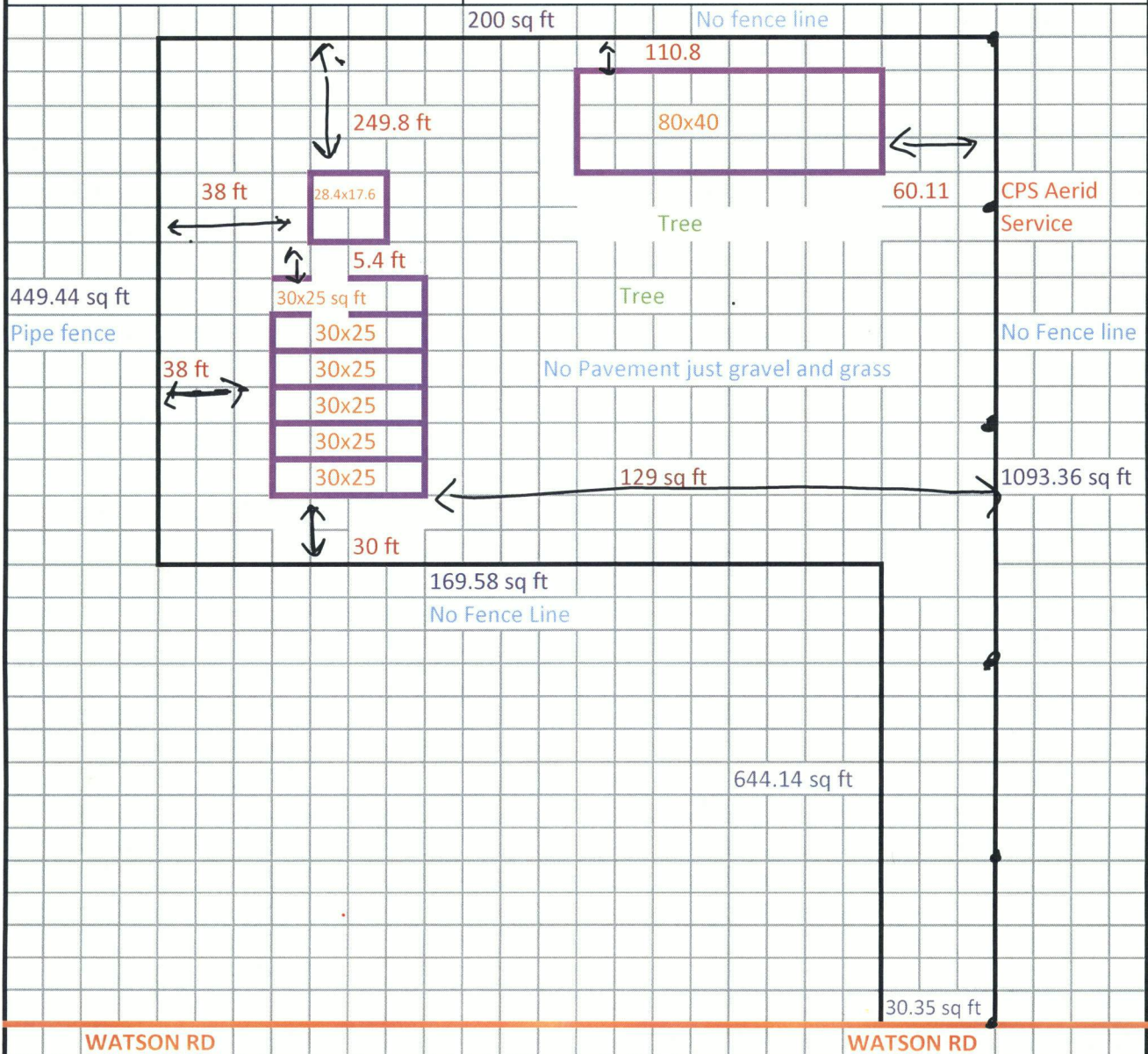
De: NP-8

Para: L-S

Desc. Legal: Lote(s): CB 4298 P-29 ABS 121

with specific use for Welding Shop

Cuadra: _____ NCB: _____ Acres: 2.5



[Handwritten Signature]

_____, 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.

Date: December 7, 2020