

AN ORDINANCE 2017-04-20-0283

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 0.386 acres out of NCB 11254 and the South 140 Feet of the North 160 Feet of Lots 18 and 19, Block 1, NCB 11254 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales.

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

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accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective the 30th day of April 2017.

PASSED AND APPROVED this 20th day of April 2017.




M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-9 (in consent vote: 27, 28, Z-1, Z-2, P-1, Z-3, P-2, P-3, Z-5, Z-6, P-4, Z-7, P-5, Z-8, P-6, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14)						
Date:	04/20/2017						
Time:	02:04:34 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017077 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.386 acres out of NCB 11254 and the South 140 Feet of the North 160 Feet of Lots 18 and 19, Block 1, NCB 11254, located at 7119 New Laredo Highway and 3618 Southwest Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17027).						
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				
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				x
Michael Gallagher	District 10		x				

BUNKER ENGINEERING
11254 SOMERSET PLACE
SAN ANTONIO, TEXAS 78204

Z2017077 CD

STATE OF TEXAS #

COUNTY OF BEXAR #

Field notes for a survey of a tract or parcel of land in the corporate limits of the City of San Antonio, Bexar County, Texas, being that portion of original Lots 16 and 17, Block 1, N.C.B. 11254, Somerset Place First Filing, recorded in Volume 642 at page 16 of the Plat Records of Bexar County, Texas, lying between U.S. Highway 81 South and Southwest Military Drive (Loop 13), said tract or parcel of land being the same tract or parcel of land which was conveyed to Harold O. Hild by deed dated January 15, 1966 and recorded in Volume 5499 at page 292 of the Deed Records of Bexar County, Texas, said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found marking the intersection of the south right-of-way line of Southwest Military Drive and a cut-back right-of-way line from said south right-of-way line of Southwest Military Drive to the west right-of-way line of U.S. Highway 81 South;

Thence South $14^{\circ} 32'$ East, with said cut-back right-of-way line, 38.49 feet to an iron pin found marking its intersection with the west right-of-way line of U.S. Highway 81 South;

Thence South $50^{\circ} 29'$ West, with the west right-of-way line of U.S. Highway 81 South, 215.38 feet to an iron pin found marking its intersection with the west line of Lot 17, Block 1, N.C.B. 11254, Somerset Place First Filing;

Thence North $05^{\circ} 50'$ East, with the west line of Lot 17, a distance of 189.23 feet to an iron pin found marking its intersection with the south right-of-way line of Southwest Military Drive;

Thence South $84^{\circ} 12'$ East, with the south right-of-way line of Southwest Military Drive, 137.97 feet to the place of BEGINNING and containing an area of 0.3859 of an acre of land (16,811 square feet).

I, Dan B. Bunker, Registered Public Surveyor in the State of Texas, hereby certify that the foregoing field notes are true and correct according to an actual survey made on the ground under my supervision on May 13, 1987.

Dan B. Bunker
Dan B. Bunker, R.P.S.
Texas Registration No. 2712

Exhibit "A"

Donald Hild Rezoning



Historical Use:
Automotive Dealership

Intended Future Use:
Automotive Dealership

I, Donald Hild, 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 permit.

Exhibit "B"