

AN ORDINANCE 2018-11-01-0885

**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 0.434 acres out of NCB 11714 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Sales and Service.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

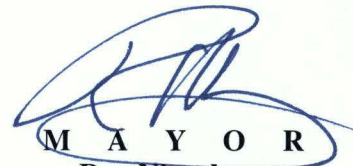
SECTION 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

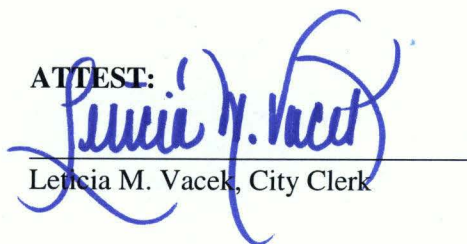
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

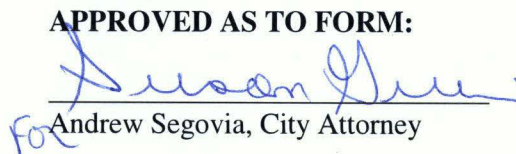
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective November 11, 2018.

PASSED AND APPROVED this 1st day of November 2018.


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-2 (in consent vote: P-1, Z-2)						
Date:	11/01/2018						
Time:	02:37:59 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018193 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18059)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2	x					
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				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				

SG/lj
11/01/2018
Item No. Z-2

EXHIBIT “A”

Field Notes for a Tract of Land
Containing 0.434 of an acre (18,893.35 square feet)

A 0.434 of an acre (18,893.35 square feet) tract of land in the City of San Antonio, Bexar County, Texas, being a portion out of Lot 30, New City Block 11714, as shown on Amending Plat of Lot 30, N.C.B. 11714, Blanco Heights Subdivision recorded in Volume 9515, Page 142 of the Official Public Records of Bexar County, Texas, said 0.434 of an acre (18,893.35 square feet) tract of land being more particularly described as follows:

Beginning: at a found ½" iron rod on the on the southwesterly right of way line of Lorene Lane, a variable-width right of way (55-foot minimum), being the southeast corner of said Lot 30, New City Block 11714, and the northeast corner of Lot 18, Block 3, New City Block 11714 as shown on plat of Blanco Heights Subdivision recorded in Volume 4600, Page 111 of the Official Public Records of Bexar County, Texas, said iron rod being the southeast corner of the herein described tract;

Thence, leaving the southwest right of way line of said Lorene Lane, with the south boundary of said Lot 30, New City Block 11714, and the north boundary of said Lot 18, Block 3, South 83 degrees 41 minutes 41 seconds West, a distance of 586.90 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG" being the southwest corner of said Lot 30, New City Block 11714, and the northwest corner of said Lot 18, Block 3, said iron rod being the southwest corner of the herein described tract;

Thence, with the west boundary of said Lot 30, New City Block 11714, North 06 degrees 13 minutes 02 seconds West, a distance of 20.83 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being the northwest corner of the herein described tract;

Thence, leaving the west boundary, and over said Lot 30, New City Block 11714 the following four (4) courses:

North 83 degrees 48 minutes 33 seconds East, a distance of 366.59 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

North 05 degrees 34 minutes 41 seconds West, a distance of 11.22 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract, being a point of tangent curvature to the right;

Along the arc of said curve to the right, 42.25 feet, having a radius of 27.25 feet, a central angle of 88 degrees 50 minutes 15 seconds, and a chord bearing and distance of North 38 degrees 50 minutes 26 seconds East, 38.15 feet to a set mag nail in concrete, being a point of tangency;

North 83 degrees 27 minutes 32 seconds East, a distance of 148.90 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract, being a point of non-tangent curvature to the left;

Exhibit "A"

Thence, with the southwesterly right-of-way line of said Lorene Lane, along the arc of said curve to the left, 73.13 feet, having a radius of 468.30 feet, a central angle of 08 degrees 56 minutes 49 seconds, and a chord bearing and distance of South 42 degrees 39 minutes 13 seconds East, 73.05 feet to the **Point of Beginning**, containing 0.434 of an acre (18,893.35 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A boundary survey of even date was prepared for this description.



Stephanie L. James

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950

Date: 09-25-2018 Job No. 17090.01
Revised 10-03-2018

Z2018193

LOT 34
N.C.B 11714

LOT 43
N.C.B 11714
C-2
AHOD

REMAINDER
OF LOT 30
N.C.B 11714

MF-33
AHOD



SCALE: 1"=100'



C-3
AHOD

EX MOTOR
VEHICLES
SALES AND
SERVICE

SUBJECT PROPERTY
(0.434 ACRES)

REDWOOD
PRIVACY
FENCE

PARKING/DRIVES/INVENTORY
STORAGE/DISPLAY/FUTURE
BUILDING
EXPANSION

EX 25' BUILDING
SETBACK
EX 23'
DRIVEWAY

LOT 18
BLOCK 3
N.C.B 11714

LOCKHILL SELMA RD.

LORENE

I, GCC RAYO INVESTORS LP, 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.

CURRENT ZONING:

MF-33 AHOD

REQUESTED ZONING:

C-2 CD AHOD WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES AND SERVICE

PROPERTY:

0.434 AC (18,893 SF - SEE FIELD NOTES)

IMPERVIOUS COVER:

100% IMPERVIOUS COVER

PARKING:

PROVIDED PER UDC

SETBACKS / BUFFERYARDS:

SIDE SETBACK OF 10' WHERE ABUTTING "MF-33" / NO LANDSCAPE BUFFERYARD REQUIRED

Exhibit "B"

ZONING SITE PLAN