

AN ORDINANCE 2018-01-18-0061

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 0.3486 acres out of NCB 13950 from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution.

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.

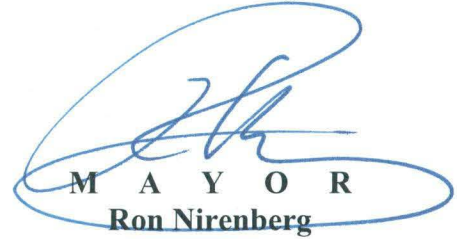
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

provided for in Section 35-491.

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.

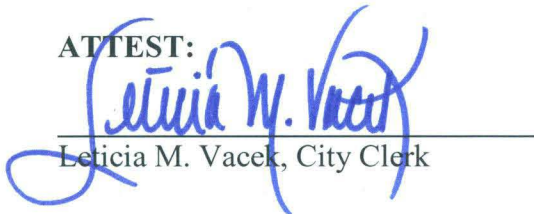
SECTION 7. This ordinance shall become effective January 28, 2018.

PASSED AND APPROVED this 18th day of January 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-36 (in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46)						
Date:	01/18/2018						
Time:	02:15:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017242 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. 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				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
01/18/2018
Item No. Z-36

Exhibit "A"

METES AND BOUNDS DESCRIPTION

June 5, 2017

Z2017242 S

BEING a 0.3486 acre tract of land consisting of all of Lot 58 and a portion of Lot 57, New City Block 13950, Gopal Subdivision, in the City of San Antonio, Bexar County, Texas, recorded in Volume 9528, Page 34, Deed and Plat Records, Bexar County, Texas, said 0.3486 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northerly Right-of-Way line of Old Highway 90 for the southwest corner of said Lot 58 and the southwest corner of the herein described tract;

THENCE, North 00°02'57" East, 170.06 feet along the westerly line of said Lot 58 and the westerly line of said Lot 57 to a 1/2" iron rod set for the northwesterly corner of the herein described tract;

THENCE, North 89°19'05" East, 92.41 feet across said Lot 57 to a 1/2" iron rod set for the northeasterly corner of the herein described tract;

THENCE, South 16°00'47" East, 40.80 feet across said Lot 57 to a 1/2" iron rod set;

THENCE, North 75°16'30" East, 1.80 feet across said Lot 57 to a 1/2" iron rod set;

THENCE, South 11°31'21" East, 12.52 feet across said Lot 57 to a 1/2" iron rod set;

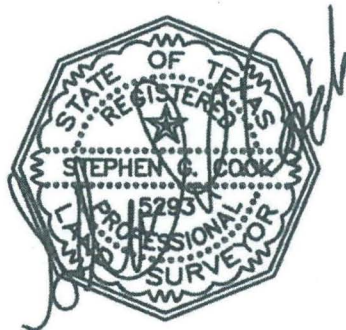
THENCE, South 13°40'53" East, 27.40 feet across said Lot 57 to a 1/2" iron rod set;

THENCE, South 18°41'52" West, 5.99 feet across said Lot 57 to a 1/2" iron rod set;

THENCE, South 18°03'34" East, 30.80 feet across said Lot 57 to a 1/2" iron rod set in the northerly Right-of-way line of said Old Highway 90 for the southeasterly corner of the herein described tract;

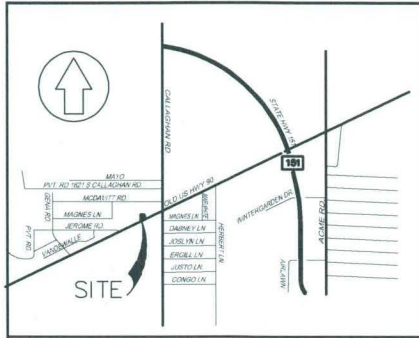
THENCE, South 64°09'02" West, 136.86 feet along the northerly Right-of-Way line of said Old Highway 90 to the POINT OF BEGINNING.

Stephen G. Cook
Registered Professional Land Surveyor
No. 5293
TBPLS Firm # 10005400
SGCE #999-778-153

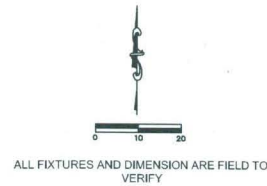


SG/lj
01/18/2018
Item No. Z-36

Exhibit “B”



LOCATION MAP



"I, VICTOR ALEMAN, 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 THE CITY COUNCIL APPROVAL OF THE 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."

- Site Plan Notes**
- All curb radius dimensions are to face of curb. Contractor to verify all plan dimensions prior to construction.
- General Notes**
- Scope of work includes only dimensional site layout, fire protection plan and grading plan for City of San Antonio permitting purposes only. Not issued for bidding or construction purposes as not all construction-related details are included with this construction document (Co.1 & Co.2) Those are to be provided by others. All utility connections, utility service lines, and utility trench layouts that may be shown are for reference purposes only.
 - All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational, Health and Safety Administration, Copies of OSHA standards may be purchased from the U.S. Government Printing Office, Information and related reference material may be purchased from OSHA, 903 Jacinto, Room 319, Austin, TX 78701.
 - Flood plain note: FEMA 100-year flood plain does not exist on this site (as per FEMA map panel: FM48029C0390G revision date September 29, 2010)
 - The information contained on these drawings in regards to existing utilities, topography, contours, hydrography, or subsurface conditions is furnished solely as the best information available at this time. Its accuracy is not guaranteed and its use in no way relieves the owner/contractor of any responsibility for losses due to any inaccuracies.
 - Contractor shall hold a preconstruction meeting onsite with appropriate utility companies to coordinate and locate service connections and/or alterations to the public utility.

- Construction Notes**
- Contractor and subcontractors shall contract with surveyor to verify project elevations and benchmark elevation(s) prior to construction. "Match existing" shall be understood to signify both vertical and horizontal alignment. All finished earthen grades shall not exceed 3:1 (HV) slope.
 - Any existing improvement or utility removed, damaged or undercut by contractor's operation shall be repaired or replaced as directed and approved by the respective utility at the contractor's expense.
 - The contractor shall protect existing grass, landscaping and trees not in direct conflict with proposed improvements during construction. Grassed area damaged during construction shall be restored by the contractor with topsoil and sodding at the contractor's expense.
 - Contractor shall comply with all relevant building codes, construction specifications from any political subdivision having jurisdiction (including but not limited to city of San Antonio, Bexar County, TxDOT, TCEQ and the Texas Accessibility Standards of the Texas Department of Licensing and Regulation.)
 - Contractor shall secure all permits required for construction and shall notify all respective governmental or utility agencies affected by construction prior to starting construction.
 - Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the construction of the project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner harmless from any and all liability in connection with the work performed on this project excepting from liability arising from sole negligence of the owner or engineer.
 - Where construction is in the proximity of an existing utility, the contractor will take precautions to protect and/or support the utility and any damage that might occur shall be repaired immediately. If at any time during the construction operation a sewer line has less than three (3) feet of cover, it shall be encased or saddled with concrete.
 - All trenches cut beneath proposed sidewalks and parking or street pavement areas shall be backfilled in 8" lifts, compacted to 95
 - Barricades, warning signs & lights shall conform to the Texas Manual on Uniform Traffic Control Devices and are generally located to afford maximum protection to the public as well as construction personnel and equipment and to assure an expeditious traffic flow at all times. During the progress of the work, the contractor shall provide access for local traffic.
 - Reference architectural plans for all fence locations and details as information not being provided by the Civil Engineer.

EXPANDED LEGEND

○	PROPERTY CORNER MONUMENTATION	□	PROPOSED LIGHT POSTS (LOCATION APPROXIMATE SEE PLANS)
⊕	FIRE HYDRANT	□	PROPOSED HC PARKING SIGN
⊖	POWER POLE	—	PROPOSED WHEELSTOP
100.00	ELEVATION DATA		
⊠	TELEPHONE PEDESTAL		

ZONING INFORMATION
Zoning District: C-3NA
DESIRED ZONING C2S

PARKING SUMMARY:

REQUIRED PARKING:
OFFICE: 1,483 SF @ 1/200 SP = 7.42
TOTAL REQUIRED: = 8

1 TO 25 PARKING SPACES = 1 ACCESSIBLE PARKING SPACE
HANDICAP SPACES: 2 (PROVIDED)

PROVIDED PARKING:

REGULAR: 7 SPACES
HANDICAP: 2 SPACES
TOTAL: 8 SPACES

IMPERVIOUS COVER SUMMARY:

RESTAURANT	2,604.05 sf
BUILDING	1,483 sf
PAVING	3,989.82 sq.ft.
SIDEWALK	412 sf
TOTAL:	8,488.87 sf

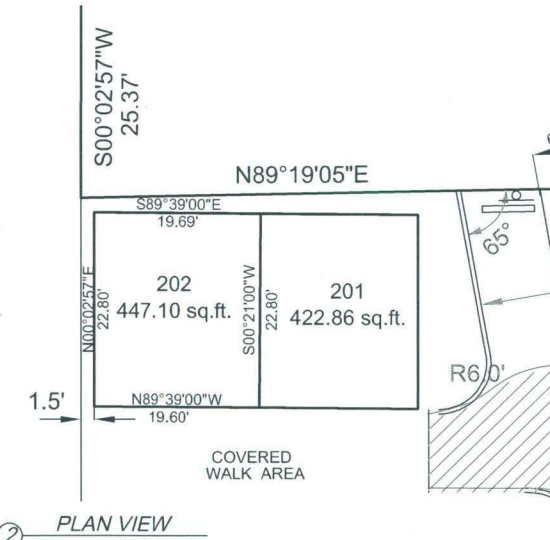
SITE AREA: 0.3486 AC = 15,754 SF

FLOOR AREA RATIO:
IMPERVIOUS COVER: 8,488.87/ SITE AREA: 15,754 = 53%



*** BEARINGS / DISTANCES**

L1	S16°00'47"E	40.80'
L2	N75°16'30"E	1.80'
L3	S11°31'21"E	12.52'
L4	S13°40'53"E	27.40'
L5	S18°41'52"W	5.99'
L6	S18°03'34"E	30.80'



PLAN VIEW SCALE: 1" = 10'

!!! CALL BEFORE YOU DIG !!!
CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIATED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL
TEXAS ONE CALL SYSTEM
(800) 245-5545

STEPHEN G. COOK ENGINEERING, INC.
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210.481.2533 * FAX: 210.481.2150
WWW.SGCE.NET

STEPHEN G. COOK, R.P.E.

5539 ENRIQUE M. BARRERA
SITE PLAN

DATE: 06-05-17
JOB NUMBER: -
DRAWN/CHECKED: G.S.L.
ENG: SOC