

ORDINANCE 2019-09-19-0783

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 1.577 acres on NCB 17643 from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Outdoor Animal and Pet Services (outdoor boarding, runs, pens or paddocks permitted).

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.

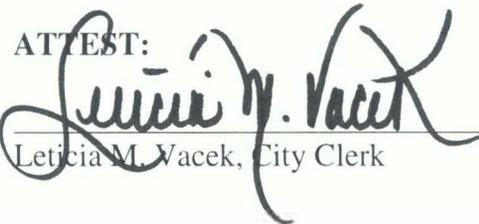
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective September 29, 2019.

PASSED AND APPROVED this 19th day of September, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
for

Agenda Item:	Z-20 (in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29)						
Date:	09/19/2019						
Time:	04:20:25 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700186 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-2 AHOD" Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (outdoor boarding, runs, pens or paddocks permitted) on 1.577 acres on NCB 17643, located in the 1200 Block of Richland Hills Drive. 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					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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
09/19/2019
Z-20

EXHIBIT "A"



METES AND BOUNDS DESCRIPTION
FOR

A 1.577 acre, or 68,699 square feet more or less, tract of land being a portion of Lot 13, Block 31, New City Block 17643 Corner at Potranco/Richland recorded in Volume 9715, Page 78 of the Deed and Plat Records of Bexar County, Texas. Said 1.577 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½ inch iron rod on the west right-of-way line of Richland Hills Drive, a 60-foot public right-of-way dedicated in Volume 9000, Page 115 of said Deed and Plat Records, the southeast corner of Lot 14, Block 31 of said Corner at Potranco/Richland, the northeast corner of said Lot 13 and the herein described tract;

THENCE: Southeasterly, along and with the west right-of-way line of said Richland Hills Drive, the east line of said Lot 13, along a non-tangent curve to the right, said curve having a radius of 730.00 feet, a central angle of 15°00'36", a chord bearing and distance of S 44°22'37" E, 190.69 feet, for an arc length of 191.24 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract and from which a found ½ inch iron rod bears S 52°22'01" E, a distance of 12.36 feet;

THENCE: Departing the west right-of-way line said Richland Hills Drive, over and across said Lot 13, the following bearings and distances:

S 50°30'35" W, a distance of 267.28 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 66°42'45" W, a distance of 148.39 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of a Grennbelt Lot, Permeable, Lot 901, Block 31, New City Block 17643 of The Corner at Potranco recorded in Volume 9592, Page 17 of said Deed and Plat Records, the west line of said Lot 13, for the southwest corner of the herein described tract and from which a found ½ inch iron rod bears S 17°35'12" E, a distance of 126.37 feet;

A handwritten signature in dark ink, appearing to be 'TRR', is written over the bottom right portion of the footer text.

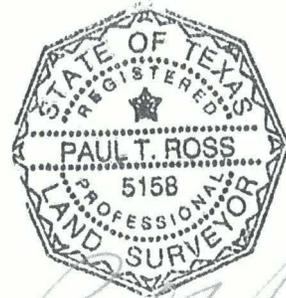
THENCE: Along and with the east line of said Lot 901, the west line of said Lot 13, the following bearings and distances:

N 17°35'12" W, a distance of 102.98 feet to a found ½ inch iron rod for an angle point;

N 39°41'45" W, a distance of 53.05 feet to a found iron rod with cap marked "MTR" at the southwest corner of said Lot 14, the northwest corner of said Lot 13 and the herein described tract;

THENCE: N 50°30'35" E, departing the east line of said Lot 901, along and with the south line of said Lot 14, the north line of said Lot 13, a distance of 355.30 feet to the POINT OF BEGINNING and containing 1.577 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12002-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 20, 2019
JOB NO. 12002-00 RAW
DOC. ID. N:\CIVIL\12002-00\Word\12002-00 FN 1.577AC.docx



Paul T. Ross
20 AUG. 19

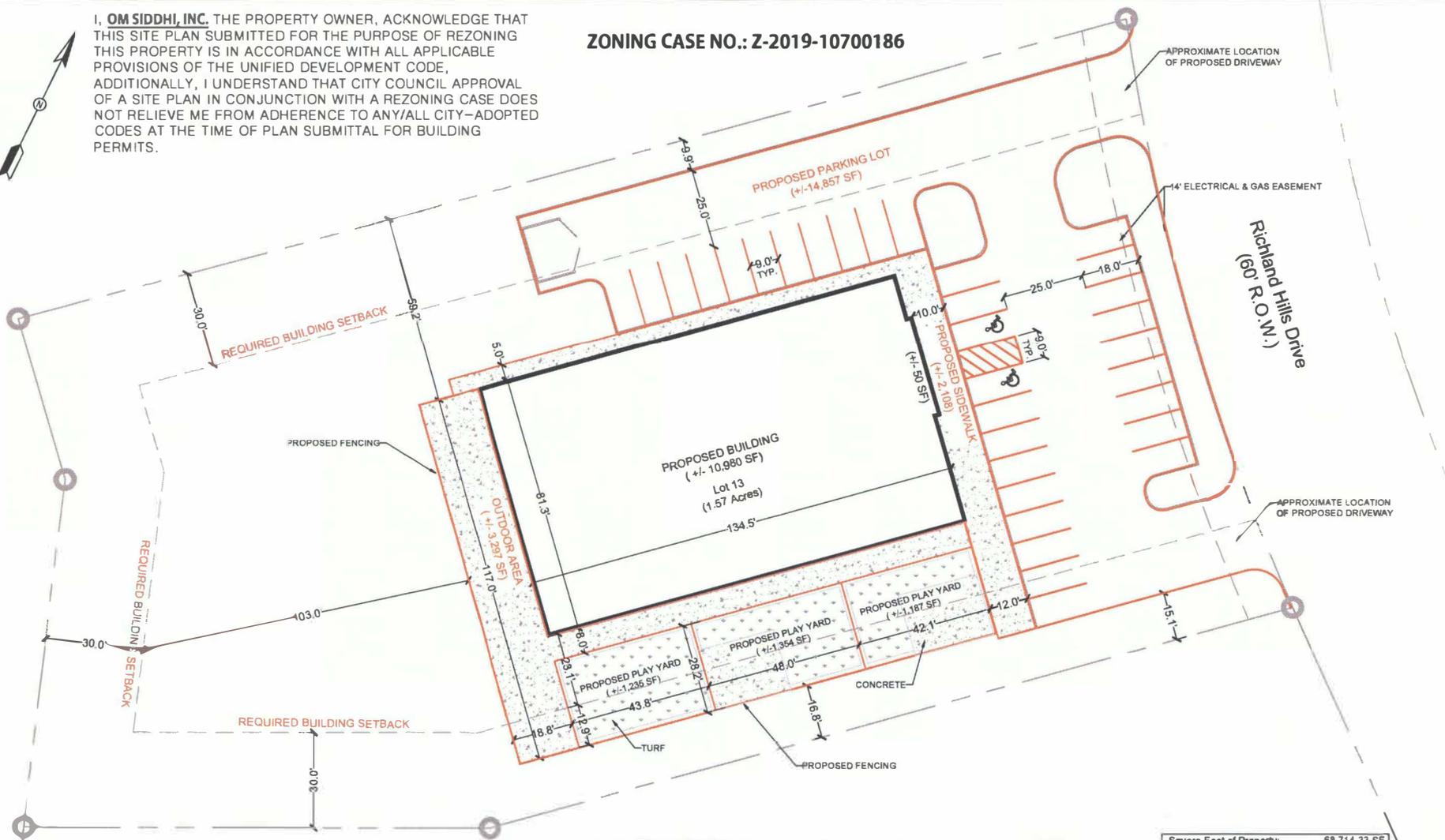
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09/19/2019
Z-20

EXHIBIT "B"



I, **OM SIDDHI, INC.** 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.

ZONING CASE NO.: Z-2019-10700186



CURRENT ZONING: "C-3 GC-2 MLOD-2 MLR-2 AHOD" and "C-3 MLOD-2 MLR-2 AHOD"

PROPOSED ZONING: "C-2 CD GC-2 MLOD-2 MLR-2 AHOD" with a Conditional Use for Animal and Pet Services (including Outdoor training, boarding, runs and pens permitted) and "C-2 CD MLOD-2 MLR-2 AHOD" with a Conditional Use for Animal and Pet Services (including Outdoor training, boarding, runs and pens permitted)

Square Foot of Property:	68,714.33 SF
Square Foot of Building:	10,980 SF
Square Foot of Sidewalk:	2,108 SF
Square Foot of Paving:	14,857 SF
Square Foot of Play Areas:	3,776 SF
Square Foot of Outdoor Area:	3,297 SF



TITLE:	Site Plan Exhibit
Job/Location:	Lot 13 (1.57 Acres of 5.87 Acres) Richland Hills Drive San Antonio, Texas
PLANS FOR:	
DRAWN BY:	MCG
DATE:	07/12/19
SCALE:	1:30
SHEET:	1 of 1