

AN ORDINANCE 2017-02-09-0094

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 1.016 acres out of NCB 15862 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Reception Hall.

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.

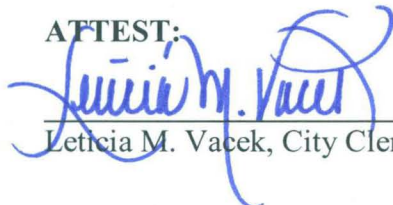
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

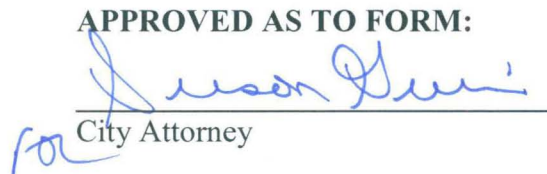
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective the 19th day of February 2017.

PASSED AND APPROVED this 9th day of February 2017.


for M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for City Attorney

Agenda Item:	Z-16 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-6, P-4, Z-8, Z-9, P-5, Z-10, P-6, Z-11, Z-12, P-7, Z-13, Z-14, Z-16)						
Date:	02/09/2017						
Time:	02:12:24 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017003 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Reception Hall on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		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			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



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www.mbcengineers.com

METES AND BOUNDS DESCRIPTION

1.016 ACRES OF LAND OUT OF LOT 46, BLOCK 2, NEW CITY BLOCK 15862, TITAN SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8700, PAGE 158, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED INDEED RECORDED IN VOLUME 8379, PAGE 963, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. SAID 1.016 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RR SPIKE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WYE DRIVE MARKING THE SOUTHWEST CORNER OF SAID LOT 46;

THENCE NORTH 00 DEGREES 33 MINUTES 58 SECONDS WEST 174.03 FEET ALONG THE WEST LINE OF SAID LOT 46 TO A MAG NAIL SET WITH WASHER MARKED "MBC ENGINEERS";

THENCE NORTH 00 DEGREES 19 MINUTES 36 SECONDS WEST 58.91 FEET ALONG THE WEST LINE OF SAID LOT 46 TO A MAG NAIL SET WITH WASHER MARKED "MBC ENGINEERS" MARKING THE NORTHWEST CORNER OF SAID LOT 46;

THENCE NORTH 54 DEGREES 26 MINUTES 49 SECONDS EAST 181.14 FEET ALONG THE NORTH LOT LINE OF SAID LOT 46 TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS EAST 232.47 FEET ALONG THE EAST LINE OF SAID LOT 46 TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 52, BLOCK 2, NEW CITY BLOCK 15862, HERITAGE PLAZA SUBDIVISION UNIT 2 ACCORDING TO PLAT RECORDED IN VOLUME 9517, PAGE 37, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE NORTH 54 DEGREES 12 MINUTES 52 SECONDS EAST 46.96 FEET ALONG THE SOUTH LINE OF SAID LOT 52 TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 53, BLOCK 2, NEW CITY BLOCK 15862, TITAN SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 9544, PAGE 43, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE SOUTH 11 DEGREES 17 MINUTES 33 SECONDS EAST 94.35 FEET ALONG THE WEST LINE OF SAID LOT 53 TO A CONCRETE NAIL FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WYE DRIVE MARKING THE SOUTHWEST CORNER OF SAID LOT 53;

THENCE SOUTH 78 DEGREES 41 MINUTES 07 SECONDS WEST 207.57 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF WYE DRIVE TO THE POINT OF BEGINNING, AND CONTAINING 1.016 ACRES OF LAND.


Joel Christian Johnson, R.P.L.S.

Date 03/15/16



Survey drawing prepared this date to accompany this description
Basis of Bearings: Texas State Plane Coordinate System - South Central Zone - (NAD 83) (CORS)
Job No.: 31448-1574

Exhibit "A"

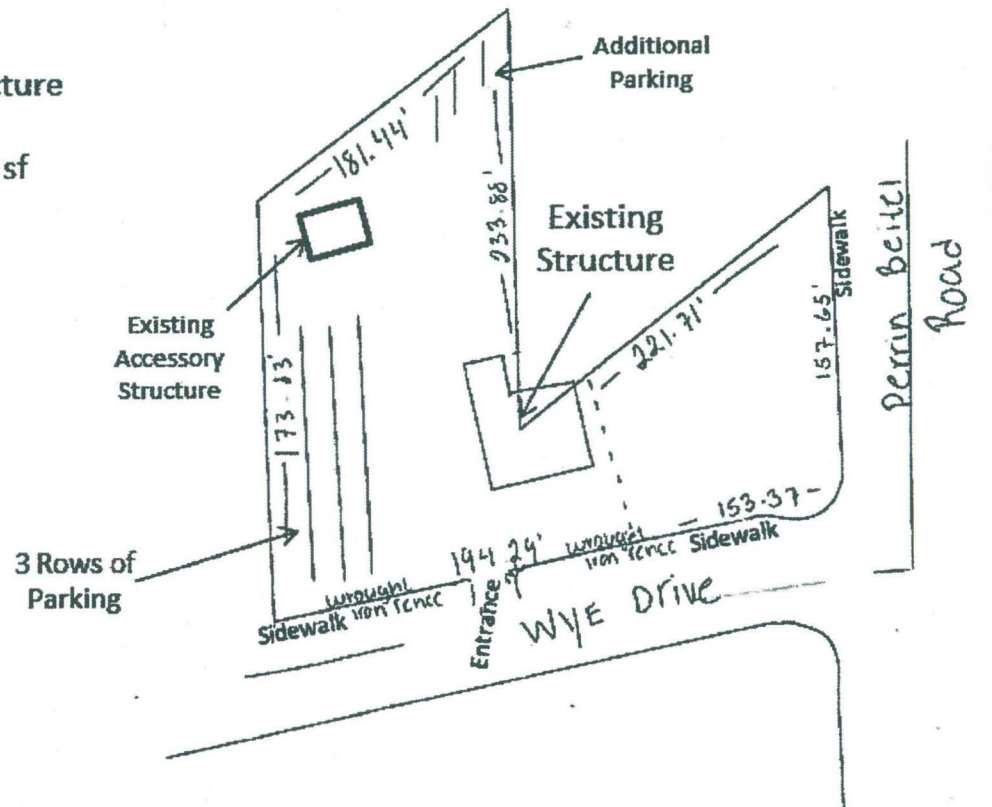
Proposed "C-2 CD" with Conditional Use for a Reception Hall

Project Data

3 Story Existing Structure

Approximately 4,500 sf

25+ Parking Spaces



"I, Lee Re, 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."

Site Plan
11203 Perrin Beitel