

AN ORDINANCE 2016-05-19-0379

**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 0.1381 acres out of NCB 2899 from "I-1 AHOD" General Industrial Airport Hazard Overlay to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility.

SECTION 2. A description of the property is attached as **Attachment "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 **Attachment "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 May 29, 2016.

PASSED AND APPROVED this 19th day of May, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-8 (in consent vote: P-1, Z-2, Z-3, Z-6, Z-7, Z-8, P-2, Z-9, P-3, Z-10)						
Date:	05/19/2016						
Time:	02:11:34 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016129 S (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility on 0.1381 acres out of NCB 2899, located at 1811 South Laredo Street. 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			x	
Alan Warrick	District 2		x				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				
Michael Gallagher	District 10		x				

Dye Enterprises

Engineers • Surveyors • Planners
Texas Registered Firm F-2257

D. Scott Dye, P.E., R.P.L.S.

**0.1381 OF AN ACRE TRACT OF LAND
1811 S. LAREDO ST.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING a 0.1381 of an acre (6,017 square feet) tract of land out of Lot 35, New City Block (N.C.B.) 2899, City of San Antonio, Bexar County, Texas as shown on the Alamo Achievement Center No. 1 subdivision plat recorded in Volume 9588, Page 13 of the Deed and Plat Records of Bexar County, Texas; said 0.1381 of an acre tract of land being more particularly described by metes and bounds as follows with the bearings based upon the said plat:

COMMENCING: at the southeast corner of said Lot 35 on the north right-of-way line of S. Laredo, a variable width right-of-way;

THENCE: North 48°53'56" West, a distance of 75.35 feet, upon, over and across said Lot 35 to the southeast corner of an existing brick building for the **POINT OF BEGINNING**;

THENCE: continuing upon, over and across said Lot 35 the following calls;

North 84°33'34" West, a distance of 55.80 feet with the exterior wall of said existing brick building to building corner;

North 05°26'26" East, a distance of 6.74 feet with the exterior wall of said existing brick building to building corner;

North 84°33'34" West, a distance of 30.85 feet departing said wall and partly with another existing brick building wall to a point;

North 05°26'26" East, a distance of 65.06 feet departing said wall and partly with another existing brick building wall to an interior building corner;

THENCE: continuing upon, over and across said Lot 35 with an existing exterior brick building wall the following calls;

South 84°33'34" East, a distance of 30.90 feet to building corner;

North 05°26'26" East, a distance of 12.65 feet to building corner;

South 84°33'34" East, a distance of 37.10 feet to building corner;

South 05°26'26" West, a distance of 40.40 feet to building corner;

South 84°33'34" East, a distance of 18.65 feet to building corner;

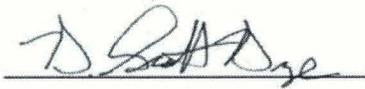
South 05°26'26" West, a distance of 12.45 feet to building corner;

South 84°33'34" East, a distance of 5.10 feet to building corner;

South 05°26'26" West, a distance of 10.10 feet to building corner;

North 84°33'34" West, a distance of 5.10 feet to building corner;

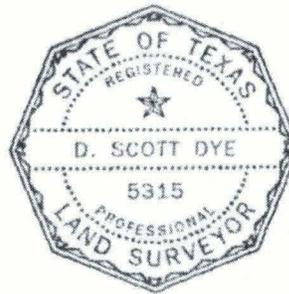
South 05°26'26" West, a distance of 21.50 feet to the **POINT OF BEGINNING** and containing 0.1381 of an acre (6,017 square feet) of land. This description is for zoning purposes only and is based upon a survey provided by Poznecki Camarillo and Associates, Inc. No on the ground survey was performed by Dye Enterprises.



D. Scott Dye, R.P.L.S. #5315

Job # 160014.00

Date: March 11, 2016



OWNER'S STATEMENT

I, OSCAR CAMARILLO, THE PROPERTY OWNER'S AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED 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 USE: CAFETERIA
 INTENDED USE: PARTY HOUSE, RECEPTION HALL, MEETING FACILITIES

IMPERVIOUS COVER SUMMARY	
IMPERVIOUS COVER	SQ. FT. ACRES
CAFETERIA BUILDING:	4,008 0.092

Z2016129 S



SCALE: 1" = 30'

THE SITE PLAN SHOWN IS A 2000 SURVEY PREPARED BY PODRECKI CAMARILLO AND ASSOCIATES, INC. (P.C.). PERMITS WAS GRANTED BY PD TO USE THE SURVEY FOR THIS SPECIFIC USE AUTHORIZATION SITE PLAN.

LINE DATA

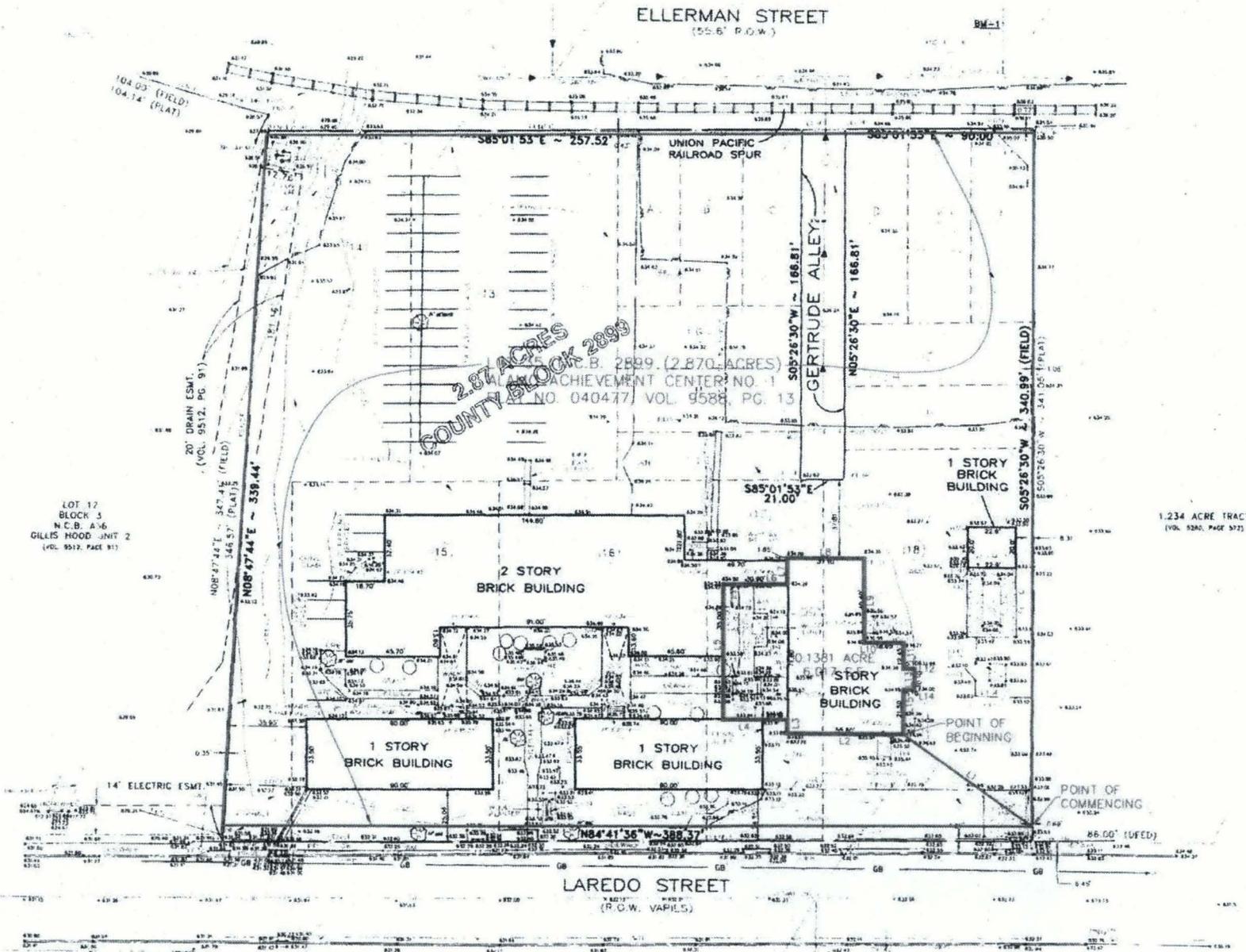
LINE	BEARING	LENGTH
L1	N48°53'56"W	75.35
L2	N84°33'34"W	55.80
L3	N05°26'26"E	6.74
L4	N84°33'34"W	30.85
L5	N05°26'26"E	65.06
L6	S84°33'34"E	30.90
L7	N05°26'26"E	12.65
L8	S84°33'34"E	37.10
L9	S05°26'26"W	40.40
L10	S84°33'34"E	18.65
L11	S05°26'26"W	12.45
L12	S84°33'34"E	5.10
L13	S05°26'26"W	10.10
L14	N84°33'34"W	5.10
L15	S05°26'26"W	21.50

PARKING TABULATION

S1 REGULAR PARKING SPACES

SITE ADDRESS

1711 S LAREDO ST., SAN ANTONIO, TX



Attachment "B"