

AN ORDINANCE 2016-01-28-0058

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 0.086 acres of land out of NCB 7941 from Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales.

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.

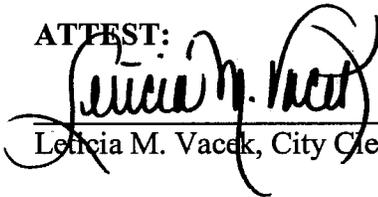
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective February 7, 2016.

PASSED AND APPROVED this 28th day of January, 2016.

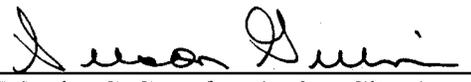

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney
For

| | |
|---------------------|---|
| Agenda Item: | Z-17 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22) |
| Date: | 01/28/2016 |
| Time: | 02:04:47 PM |
| Vote Type: | Motion to Approve |
| Description: | ZONING CASE # Z2016018 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora 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 | | | | |

Z2016018 CD



Seda Consulting Engineers, Inc.

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e-mail: seda@satx.rr.com

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

DESCRIPTION OF A 0.086 ACRE TRACT OF LAND

BEING 0.086 ACRE TRACT OF LAND THE REMAINDERS OF LOT 35, AND 36, BLOCK 19, N.C.B. 7941, AND PORTIONS OF LOTS 37 AND 38, BLOCK 19, N.C.B. 7941, SUNSET SUBDIVISION NO. 2 AS RECORDED IN VOLUME 368, PAGE 89, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, SAID 0.086 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

Beginning AT A ½" IRON PIN FOUND IN THE NORTH R.O.W. LINE OF FLANDERS STREET AND THE EAST R.O.W. LINE OF NOGALITOS STREET;

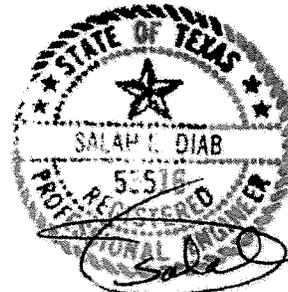
Thence: N. 29 DEG. 48' 41" E., A DISTANCE OF 104.87' ALONG THE EAST RIGHT-OF-WAY LINE OF NOGALITOS STREET TO AN IRON PIN FOUND FOR THE MOST NORTHERLY CORNER OF THIS TRACT;

Thence: S. 00 DEG. 11' 04" E., A OF 63.90' ALONG THE COMMON BOUNDARY LINE OF THE REMAINDER OF LOT 36 AND 37, BLOCK 19, N.C.B. 7941 TO A SET IRON PIN;

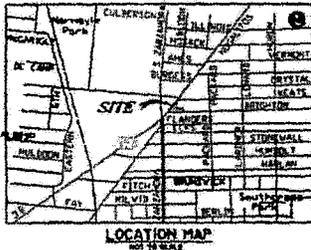
Thence: S. 89 DEG. 54' 20" E., A DISTANCE OF 50.00' TO A SET IRON PIN;

Thence: S. 00 DEG. 11' 09" E., ALONG THE MOST EASTERLY LINE OF LOT 38, BLOCK 19, N.C.B.7941 TO THE EAST R.O.W. LINE OF FLANDERS STREET A DISTANCE OF 27.00' TO A FOUND IRON PIN.

Thence: S. 89 DEG. 59' 39" W., ALONG TO THE NORTH RIGHT-OF-WAY LINE OF FLANDERS STREET A DISTANCE OF 102.43' TO THE POINT OF BEGINNING AND CONTAINING 0.086 +/- ACRE.



Site Plan



"WE, GEORGES & RIDA DAHU, the property owners, 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, we 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."

| PROPOSED USE | AREA |
|------------------------------|-------------|
| TOTAL BUILDING AREA (EXIST.) | 1350 S.F. |
| PAVEMENT/HARD SURFACE | 2383 S.F. |
| TOTAL IMPERVIOUS AREA | 3737 S.F. |
| TOTAL AREA | 3737 S.F. |
| TOTAL ACRES | 0.086 ACRES |

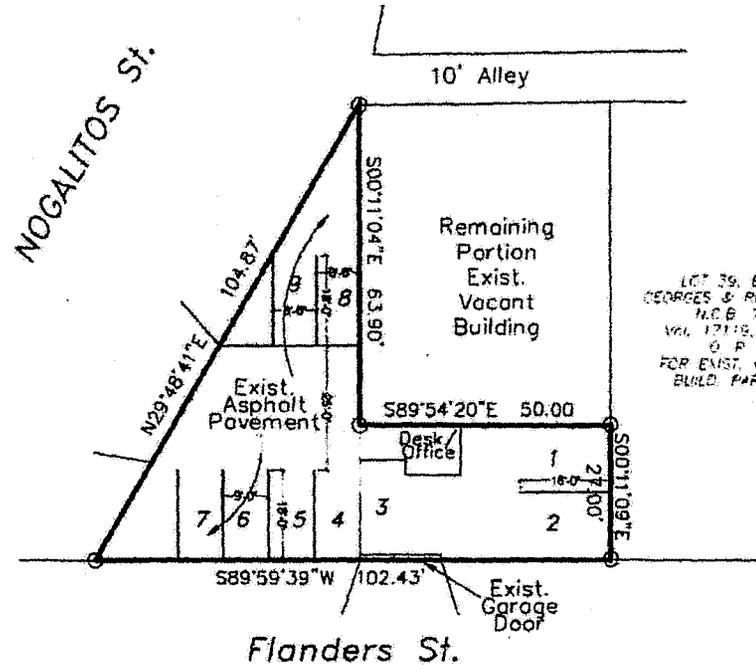
| TYPE OF PARKING | SPACES |
|-----------------|--------|
| REGULAR | 8 |
| HANDICAPPED | 1 |
| TOTAL | 9 |

| DEVELOPMENT STANDARD | |
|----------------------|------|
| CURRENT USE | C2P |
| PROPOSED USE | C2CD |



Z2016018 CD

16 APR 16 10:11:44 AM



LOT 39, BLOCK
GEORGES & RIDA DAHU
N.C.B. 7941
VOL. 12112, Pg. 96
O.P.R.
FOR EXIST. VACANT
BUILD. PARKING



Soda Consulting Engineers, Inc.
505 West 11th Street
Austin, Texas 78701
Professional Engineer
No. 12345, State 0001, Exp. 12/31/2024
CIVIL, STRUCTURAL, MECHANICAL, PLUMBING



0.086 ACRE TRACT OF LAND
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
SITE PLAN

| | |
|---------|-------------|
| DATE | 10/16/2014 |
| BY | [Signature] |
| CHECKED | [Signature] |
| SCALE | AS SHOWN |

