

**AN ORDINANCE 2016-10-20-0836**

**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 0.580 acres out of NCB 8736 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service).

**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.

SG/lj  
10/20/2016  
# Z-8

CASE NO. Z2016227 CD

**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 30<sup>th</sup> day of October 2016.

**PASSED AND APPROVED** this 20<sup>th</sup> day of October 2016.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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for City Attorney

<b>Agenda Item:</b>	Z-8 ( in consent vote: 25, P-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, Z-11, Z-13, P-5, Z-14 )						
<b>Date:</b>	10/20/2016						
<b>Time:</b>	02:10:53 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016227 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use Motor Vehicle Sales (Full Service) on 0.580 acres out of NCB 8736, located at 552 New Laredo Highway. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	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				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Z2016227



TBPE FIRM REGISTRATION NO. F-1601

**Seda Consulting Engineers, Inc.**  
6735 I.H. 10 West  
San Antonio, TX 78201

**Phone: (210) 308-0057**  
**FAX : (210) 308-8842**  
**E-MAIL:seda@satx.rr.com**

**DESCRIPTION FOR 0.580 AC., PARCEL OF LAND (25269.41 S.F.)**

**BEING 0.580 ACRE TRACT OF LAND OUT OF LOT B, BLOCK 8, NCB 8736, ARTISIAN GARDENS SUBDIVISION, ACCORDIND TO PLAT RECORDED IN VOLUME 1625, PAGE 280, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.580 ACRE TRACT OF LAND IS HEREIN DESCRIBED AS FOLLOW:**

**COMMENCING AT A FOUND ½ INCH IRON PIN, LOCATED WITHIN THE SOUTHERLY R.O.W. LINE OF NEW LAREDO HWY. SAID POINT IS THE COMMON POINT BETWEEN LOT B AND LOT 21, BLOCK 8, NCB 8736, RECORDED IN VOLUME 1625, PAGE 280, DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS.**

**Thence: ALONG SAID R.O.W. LINE, N52 DEG. 49' 39" E, FOR A DISTANCE OF 135.42' TO THE POINT OF BEGINNING, AND THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 0.580 AC. PARCEL OF LAND.**

**Thence: N52 DEG. 49' 39" E, A DISTANCE OF 234.58' TO A SET ½ IN. IRON PIN.**

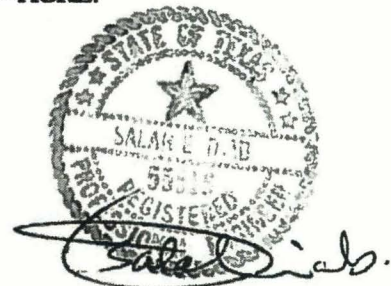
**Thence: S37 DEG. 10' 21" E, A DISTANCE OF 44.03' TO A SET ½ IN. IRON PIN.**

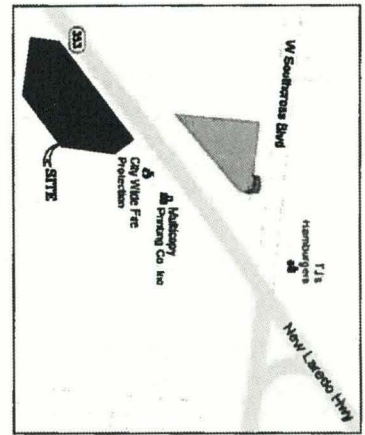
**Thence: S07 DEG. 49' 39" W, A DISTANCE OF 101.50' TO A SET ½ IN. IRON PIN.**

**Thence: S52 DEG. 49' 39" W, A DISTANCE OF 123.38' TO A SET ½ IN. IRON PIN.**

**Thence: N82 DEG. 10' 21" W, A DISTANCE OF 109.77' TO A SET ½ IN. IRON PIN.**

**Thence: N07 DEG. 49' 39" E, A DISTANCE OF 54.00' TO A SET ½ IN. IRON PIN, TO THE POINT OF BEGINNING AND CONTAINING 0.580 +/- ACRE.**





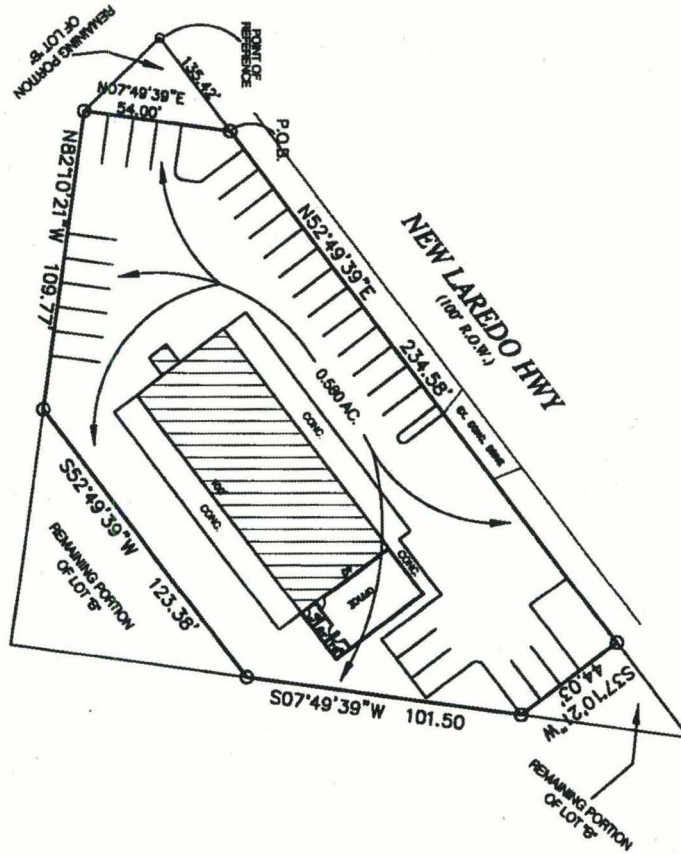
I/WE, ROSALBA R. ELIARES THE PROPERTY OWNER(S), ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I/WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**ZONING INFORMATION:**

**EXIST. I-2  
PROPOSED C2-CD  
FOR AUTO REPAIR  
& TIRE SHOP**

**PARKING INFORMATION:**

Regular Parking Spaces	28 Spaces
BI/PROPOSED PADDED AREA	18,255 S.F.
BUILDING	7,014 S.F.
TOTAL IMPROVED AREA	25,269 S.F.
TOTAL LOT AREA	29,799 S.F.



552 NEW LAREDO HWY.  
0.580 AC., OUT OF LOT B, BLOCK 8 N.C.B. 8736  
SAN ANTONIO, BEXAR COUNTY, TEXAS  
SITE PLAN

**SCE** Seda Consulting Engineers, Inc.  
Firm Registration No: F 1601 (210) 308-0057  
6725 IH 10 West FAX: (210) 308-8642  
San Antonio, Texas 78201 e-mail: sedas@sedas.com  
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

DATE: 06-17-2012  
SCALE: 1" = 40'