

AN ORDINANCE 2018-02-15-0142

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 13.972 acres out of NCB 13319, NCB 13382, and NCB 11633 from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Go Cart Track to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility with Outside Storage.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. A six foot (6') solid screen fence along Cherry Street and Briaridge Drive and an eight foot (8') fence without toppers or outriggers along the remainder of the property.
- B. Downward shielded lighting.

C. No outdoor amplification of sound.

SECTION 5. 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 6. 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 7. 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 8. This ordinance shall become effective February 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.



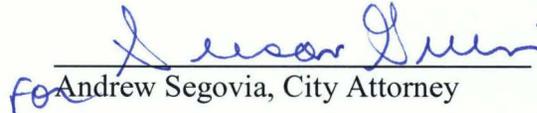
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-25						
Date:	02/15/2018						
Time:	02:33:50 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018048 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Go Cart Track to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility with Outside Storage on 14.02 acres out of NCB 13319, NCB 13382, and NCB 11633 and allowing a fence up to eight (8) feet in height in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, located at 7702 Briaridge Drive and 3330 Cherry Ridge Street. Staff and Zoning Commission recommend Approval, with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 13.972 acre (608,634.96 square feet)

A 13.972 acre (608,634.96 square feet) tract of land in the City of San Antonio, Bexar County, Texas, out of the M. Contis Survey No. 326, County Block No. 4438, Abstract No. 130, Bexar County, Texas, consisting of an unplatted remainder of New City Block 11633, all of Lot 8, Block 16, New City Block 13382, as shown on subdivision plat of Malibu Grand Prix as recorded in Volume 9526, Page 151, the remaining portion of Lot 25, Block 8, New City Block 13319, as shown on subdivision plat of Greenbriar Unit-12 recorded in Volume 5870, Page 201, the remaining portion of Lot 4, New City Block 13382, as shown on re-subdivision plat of Greenbriar Unit 13 recorded in Volume 7900, Pages 51-53, the remainder of Lot 6, New City Block 13382, as shown on subdivision plat of Greenbriar Exchange Plaza recorded in Volume 9000, Page 229, being all of the Real Property designated as a 13.9903 acre tract of land described by Special Warranty Deed conveyed to Realtex Venture Capital, L.P. recorded in Volume 14354, Page 755, all of the Official Public Records of Bexar County, Texas, said 13.972 acre (608,634.96 square feet) tract of land being more particularly described as follows:

Beginning: at a found ½" iron rod on the northeasterly right of way line of Interstate Highway 10, a 300-foot wide (minimum) right-of-way, being the south corner of said Lot 8, Block 16 and the west corner of Lot 7, Block 16, New City Block 13382, as shown on plat of Greenbriar Subdivision Unit 15 recorded in Volume 9502, Page 158 of the Official Public Records of Bexar County, Texas, being the south corner of said 13.9903 acre tract and being the south corner of the herein described tract; said iron rod being a point of curvature to the right;

Thence, with the northeasterly right-of-way line of said Interstate Highway 10 and the southwesterly boundary of said 13.9903 acre tract, the following four (4) courses:

Along the arc of said curve to the right, 433.80 feet, having a radius of 765.43 feet, a central angle of 32 degrees 28 minutes 18 seconds, and a chord bearing and distance of North 45 degrees 48 minutes 18 seconds West, 428.02 feet to a found Texas Department of Transportation brass disk monument, being a point of tangency;

North 29 degrees 26 minutes 20 seconds West, a distance of 407.24 feet to a found Texas Department of Transportation brass disk monument, being a point of curvature to the right;

Along the arc of said curve to the right, 247.62 feet, having a radius of 2748.79 feet, a central angle of 05 degrees 09 minutes 41 seconds, and a chord bearing and distance of North 26 degrees 51 minutes 29 seconds West, 247.53 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being a point of compound curvature to the right;

Along the arc of said curve to the right, 41.81 feet, having a radius of 25.00 feet, a central angle of 95 degrees 49 minutes 20 seconds, and a chord bearing and distance of North 23 degrees 38 minutes 02 seconds East, 37.11 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG" on the south right-of-way line of Briaridge Drive, a variable width (60-foot minimum) right-of-way, said iron rod being a point of tangency;

Thence, with the south right-of-way line of said Briaridge Drive and the north boundary of said 13.9903 acre tract, North 71 degrees 23 minutes 11 seconds East, a distance of 352.85 feet to a found ½" iron rod, being the west corner of Lot 5, Block 16, New City Block 13382, as shown on plat of Granada Royale Homotel Subdivision recorded in Volume 8700, Page 136 of the Official Public Records of Bexar County, Texas, said iron rod being the most northerly corner of said 13.9903 acre tract and being the most northerly corner of the herein described tract;

Thence, leaving the south right-of-way line of said Briaridge Drive, with the westerly and southerly boundary of said Lot 5, Block 16, the following two (2) courses:

South 32 degrees 09 minutes 48 seconds East, a distance of 518.97 feet to a found ½" iron rod with yellow plastic cap stamped "RWP INC RPLS", being the south corner of said Lot 5, Block 16;

North 53 degrees 47 minutes 30 seconds East, a distance of 401.44 feet to a found ½" iron rod on the southwesterly right-of-way line of Cherry Ridge Drive, a 60-foot wide right-of-way, being the east corner of said Lot 5, Block 16;

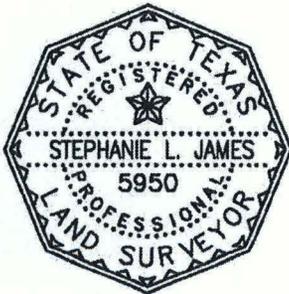
Thence, with the southwesterly right-of-way line of said Cherry Ridge Drive and the northeasterly boundary of said 13.9903 acre tract, the following two (2) courses:

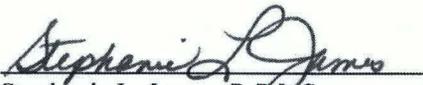
South 42 degrees 11 minutes 59 seconds East, a distance of 386.50 feet to a found ½" iron rod, at a point of curvature to the left;

Along the arc of said curve to the left, 60.64 feet, having a radius of 383.26 feet, a central angle of 08 degrees 58 minutes 32 seconds, and a chord bearing and distance of South 45 degrees 15 minutes 46 seconds East, 59.98 feet to a found ½" iron rod at a point of non-tangency, being an interior corner of, and on the northwest boundary of Lot 14, Block 16, New City Block 13382, as shown on subdivision plat of Greenbriar Unit-13 recorded in Volume 9566, Pages 33-34 of the Official Public Records of Bexar County, Texas, being the most easterly corner of said 13.9903 acre tract and the most easterly corner of the herein described tract;

Thence, leaving the southwesterly right-of-way line of Cherry Ridge Drive, with the south boundary of said 13.9903 acre tract, South 52 degrees 15 minutes 46 seconds West, a distance of 800.20 feet to the **Point of Beginning**, containing 13.972 acre (608,634.96 square feet) of land.

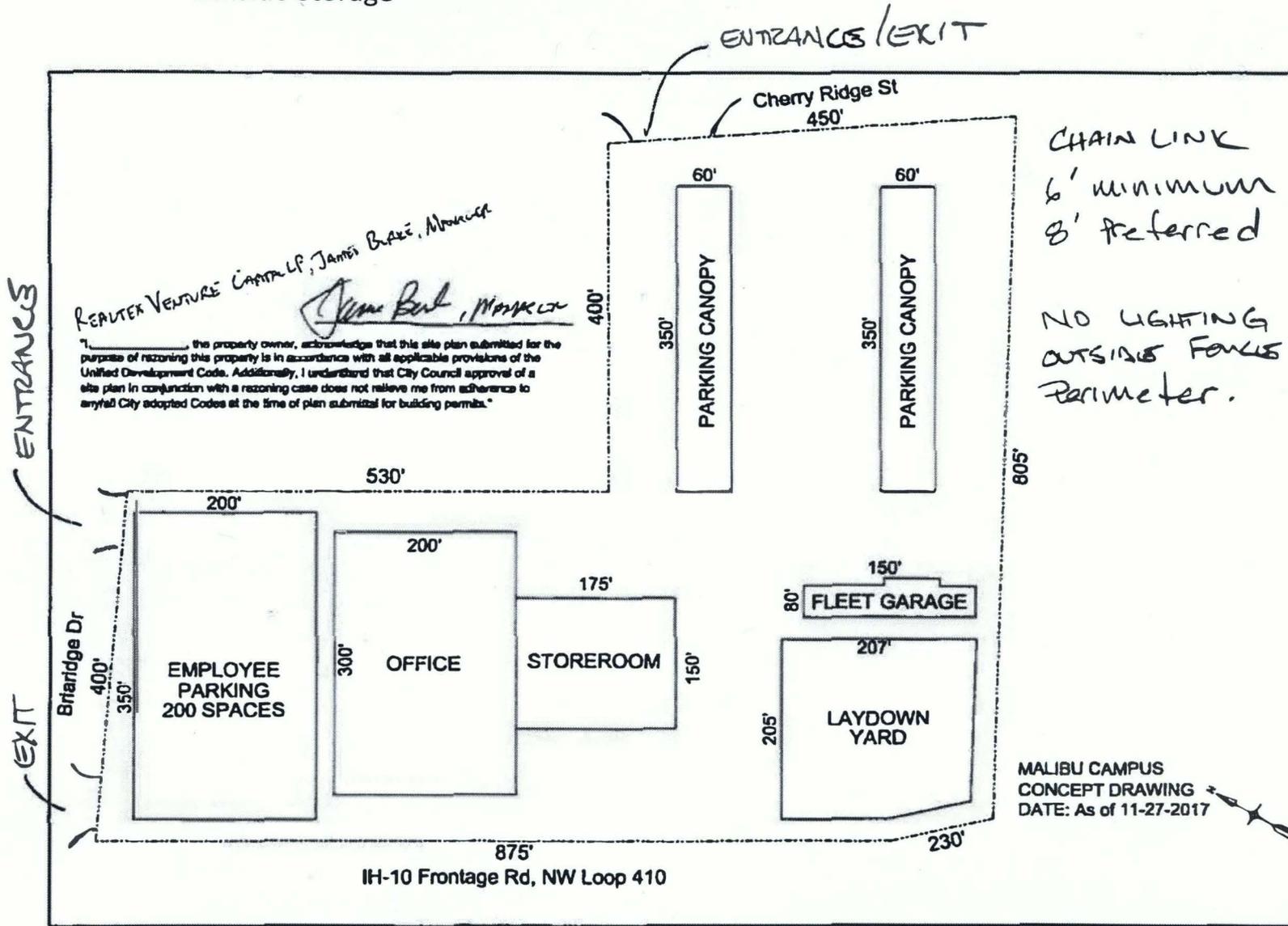
Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A survey of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2018-01-31 Job No. 17149

C-2 CD with Conditional Use for a
Construction Contractor Facility with
Outside Storage

Z2018048 CD



SHEET NO. 5.1A	
CPS ENERGY	CONCEPT DRAWING
DRAWN: D.D. DUPONT	DATE: As of 11-27-2017
CHECKED:	APPROVED:
CPS ENERGY MALIBU CAMPUS GAS OPERATIONS @ CHERRY RIDGE DR	