

**AN ORDINANCE 2016-06-02-0426**

**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 1.501 acres out of NCB 17087 from "C-2 MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District to "C-2 S MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash).

**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 specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 4.** The City Council approves this Specific Use Authorization 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.

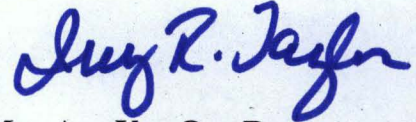
SG/lj  
06/02/2016  
# Z-17

CASE NO. Z2016140 S

**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.

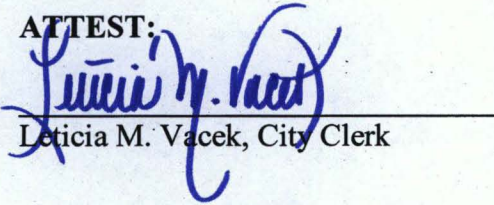
**SECTION 7.** This ordinance shall become effective June 12<sup>th</sup> 2016.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of June 2016.

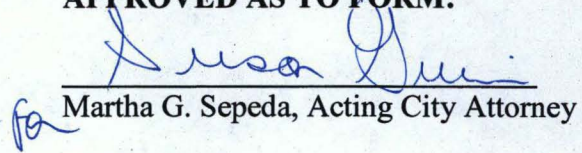


**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-17 ( in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19 )						
<b>Date:</b>	06/02/2016						
<b>Time:</b>	02:09:06 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016140 S (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 S MLOD AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash) on 1.501 acres out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 16037).						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				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				

2016140

## METES AND BOUNDS

A 1.501 Acre Tract of Land, more or less, out of Lot 1, Block 18, N.C.B. 17087, **PARKWAY CENTRAL SUBDIVISION**, recorded in Volume 9562, Page 207, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by Metes and Bounds.as follows:

**BEGINNING:** at a point in the North Right-of-Way line of **VISTA DEL NORTE**, at the South end of a cutback with the South Right-of-Way line of **WURZBACH PARKWAY**, for the Southwest corner of said Lot 1 and of this tract;

**THENCE:** N 07°04'51"E, along said cutback a distance of 92.10 feet to a point in the South Right-of-Way line of said **WURZBACH PARKWAY**, for the Northwest corner of said Lot 1 and of this tract;

**THENCE:** N 66°22'08"E, along the South Right-of-Way line of said **WURZBACH PARKWAY** and the North line of said Lot 1, a distance of 249.98 feet to an angle point;

**THENCE:** N 75°04'37"E, along the South Right-of-Way line of said **WURZBACH PARKWAY** and the North line of said Lot 1, a distance of 45.00 feet, to the Northeast corner of this tract;

**THENCE:** S 14°55'23"E, departing from the South Right-of-Way line of said **WURZBACH PARKWAY** and traversing across the interior of said Lot 1, a distance of 308.57 feet to a point on a curve to the Right in the North Right-of-Way line of said **VISTA DEL NORTE**, for the Southeast corner of this tract;

**THENCE:** following along the arc of said curve to the Right along the North Right-of-Way line of said **VISTA DEL NORTE** and the South line of said Lot 1, an arc distance of 143.88 feet, said curve having a radius of 620.00 feet, a central angle of 13°17'47", tangent of 72.26 feet, and chord distance of 143.56 feet bearing N 79°27'41"W, to the point of tangency;

**THENCE:** N 72°48'48"W, along the North Right-of-Way line of said **VISTA DEL NORTE** and the South line of said Lot 1, a distance of 230.76 feet to a point of curvature of a curve to the Left;

**THENCE:** following along the arc of said curve to the Left along the North Right-of-Way line of said **VISTA DEL NORTE** and the South line of said Lot 1, an arc distance of 1.81 feet, said curve having a radius of 679.67 feet, a central angle of 00°09'08", tangent of 0.90 feet, and chord distance of 1.81 feet bearing N 72°53'22"W, to the **POINT OF BEGINNING**, and containing 1.501 Acres of land more or less.

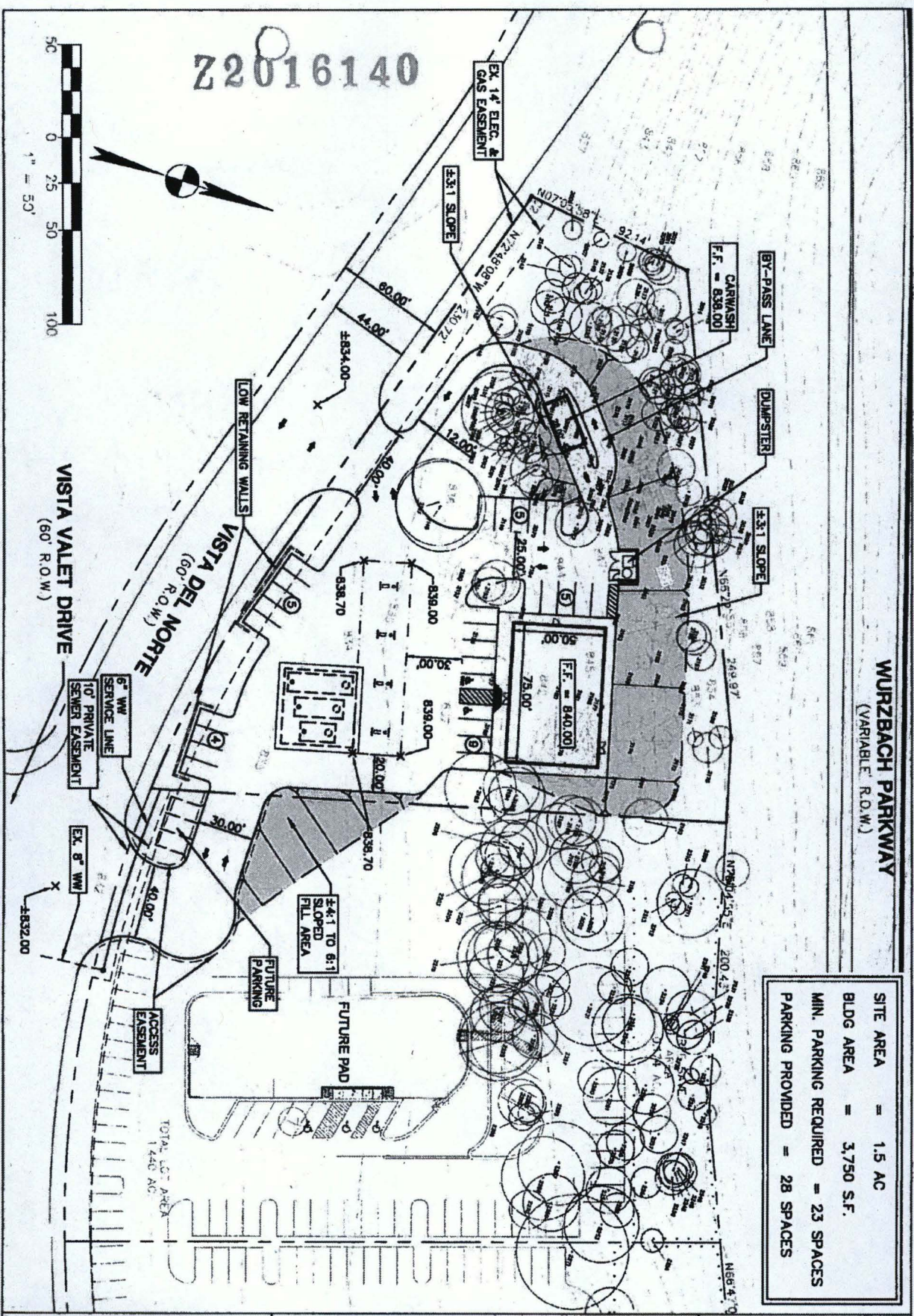
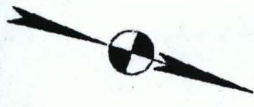
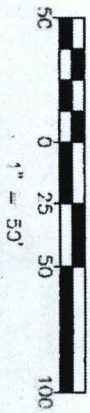
Job Number 16009  
(Reference Bearing: Volume 9562, Page 207 D.P.R.)



*Sia Sayyadi*

Sia Sayyadi, R.P.L.S.  
March 25, 2016

Z2016140



**WURZBACH PARKWAY**  
(VARIABLE R.O.W.)

SITE AREA	=	1.5 AC
BLDG AREA	=	3,750 S.F.
MIN. PARKING REQUIRED	=	23 SPACES
PARKING PROVIDED	=	28 SPACES

I, Charles Middif, managing partner of Orion Vista Partners, LTD., 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 submital for building permits.

**WURZBACH PARKWAY  
15 ACRE TRACT**

**SITE PLAN EXHIBIT**

Attachment "B"

DATE: 01/12/16

SCALE: 1"=50'

DRAWN BY: ENW

FILE: G:\102719\50006\F3048175\102719-006sh004.dwg

PROJECT No.: R0113376-50001