

ORDINANCE 2020-02-20-0150

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 on 0.1330 acres out of Lot 23, Block 4, NCB 14759 from "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic.

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 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 **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.

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 March 1, 2020.

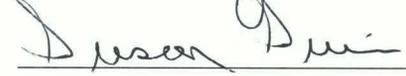
PASSED AND APPROVED this 20th day of February, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

February 20, 2020

Item: Z-26

Enactment Number:

File Number: 20-1640

2020-02-20-0150

ZONING CASE Z-2019-10700269 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from “C-2 NA UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “C-2 S UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on 0.1330 acres out of Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600073)

Councilmember Roberto C. Treviño made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Rocha Garcia

SG/lj
02/20/2020
Item No. Z-26

EXHIBIT “A”



**FIELD NOTES FOR
0.133 ACRE TRACT TO BE REZONED**

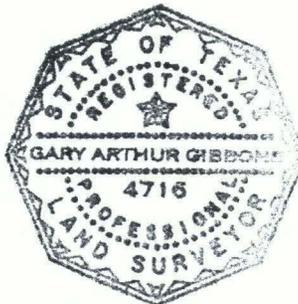
0.133 ACRE OUT OF LOT 23, BLOCK 4, NCB 14759, HILLS & DALES, SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 7100, PAGE 98, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING: At a found ½" iron rod on the northwest right-of-way of F.M. Hwy. 1604 (varying width public right of way), the south corner of Lot 1, Block 4, NCB 14759 HILLS AND DALES ESTATES SUBDIVISION, UNIT 2 as recorded in Volume 5140, Page 43 of the Deed and Plat Records of Bexar County, Texas, the east corner of Lot 23, Block 4, NCB 14759, HILLS AND DALES as recorded in Volume 7100, Page 98 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: North 20°30'16" West, 68.10' (bearings are based on GPS observations, datum is NAD '83) 68.10' and South 69°29'44" West 49.35' to a building corner, the east corner and POINT OF BEGINNING hereof;
- THENCE: South 49°38'44" West, 101.16' with the face of a building to the south corner hereof;
- THENCE: North 40°21'16" West, 49.00' with the face of the building to the west corner hereof, the beginning of a curve to the right;
- THENCE: With the curve to the right (concave to the east) having a radius of 25.00', a delta of 90°00'00", an arc length of 39.27' and a chord bearing North 04°38'44" East, 35.36', to a point along the face of a wood deck;
- THENCE: North 49°38'14" East, 11.00' with the face of a wood deck;
- THENCE: South 40°21'46" East, 23.84' to a point along the face of a building, a re-entry corner;
- THENCE: North 49°38'44" East, 65.15' with the face of the building to the north corner hereof;
- THENCE: South 40°21'16" East, 50.17' with the face of the building to the POINT OF BEGINNING of this Rezoned 0.133-acre tract and containing 5,799 square feet of land in Bexar County, Texas.

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: September 25, 2019
Job No.:
Doc I.D.: Healing Hands Rezoned



GIBBONS SURVEYING & MAPPING, INC.
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TBPLS Firm No. 10119900

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EXHIBIT “B”

