

AN ORDINANCE 2018-06-21-0531

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 Lot 20 and Lot 21, Block 5, NCB 7447 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales.

SECTION 2. 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 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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

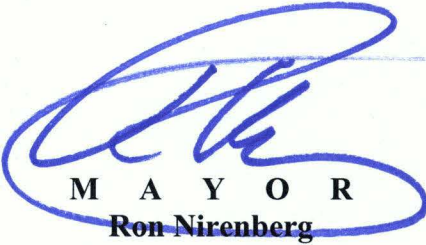
SG/lj
06/21/2018
Z-12

CASE NO. Z2018176 CD

inspection.

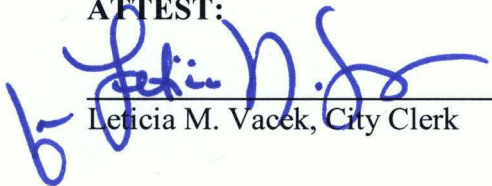
SECTION 6. This ordinance shall become effective July 1, 2018.

PASSED AND APPROVED this 21st day of June 2018.



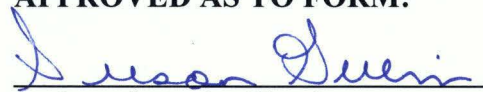
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-12 (in consent vote: 58, Z-1, Z-2, P-1, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-19, P-5, Z-21)						
Date:	06/21/2018						
Time:	02:38:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018176 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lot 20 and Lot 21, Block 5, NCB 7447, located at 6243 West Commerce Street. Staff and Zoning Commission recommend Approval.						
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				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				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
06/21/2018
Item No. Z-12

EXHIBIT “A”

72018176

DRAWN BY: MJE
JOB #: 81493A
SURVEY DATE: 3/15/2018

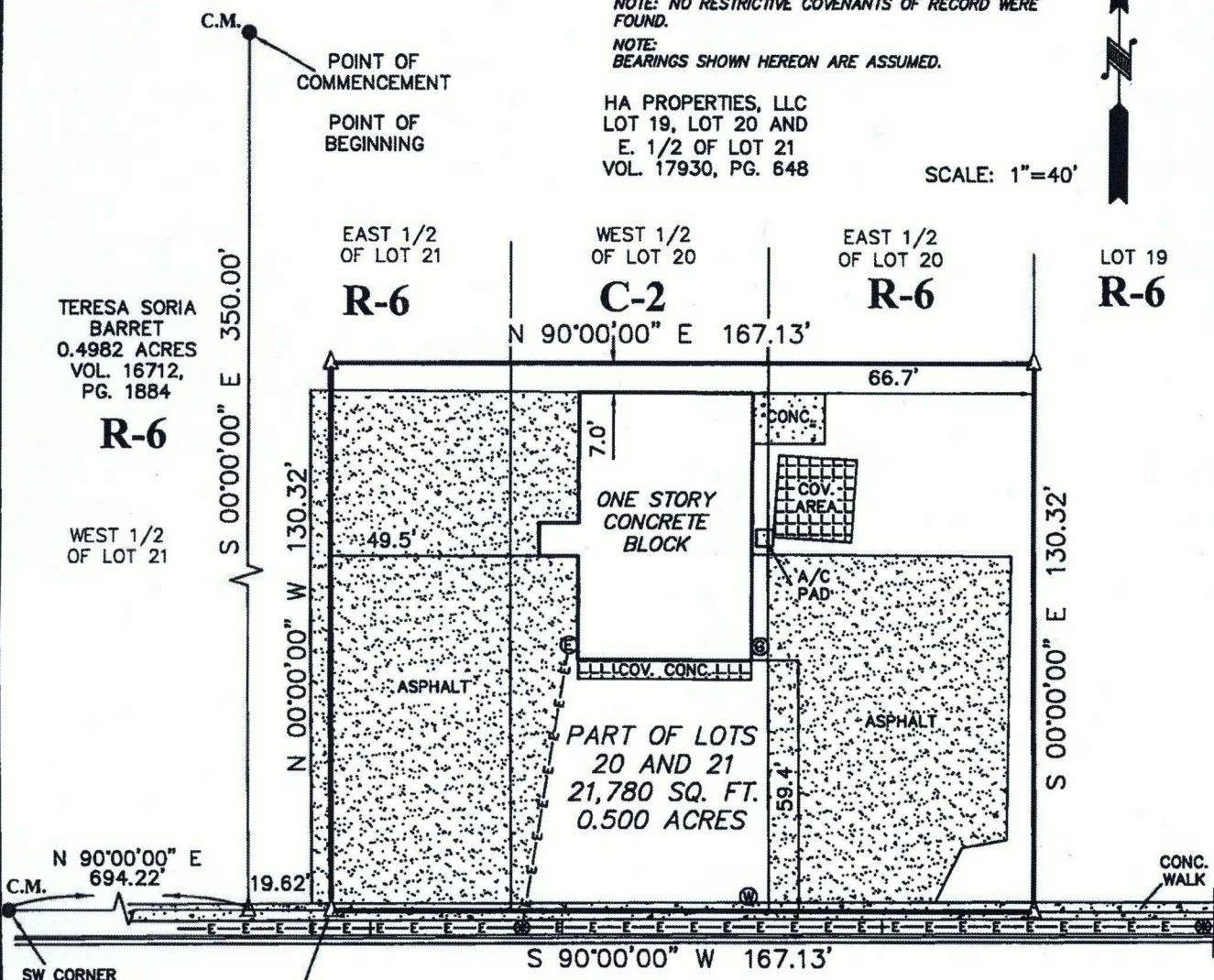
NOTE:
ASSUMED BEARING BASIS (S 63°14'40" W 777.5')
BEING THE THEORETICAL LINE BETWEEN FOUND IRON
RODS LOCATED AT THE NORTHWEST CORNER OF THE
EAST ONE-HALF OF LOT 21 AND AT THE SOUTHWEST
CORNER OF LOT 26.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE
FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

HA PROPERTIES, LLC
LOT 19, LOT 20 AND
E. 1/2 OF LOT 21
VOL. 17930, PG. 648

SCALE: 1"=40'



TERESA SORIA
BARRET
0.4982 ACRES
VOL. 16712,
PG. 1884
R-6

WEST 1/2
OF LOT 21

EAST 1/2
OF LOT 21
R-6

WEST 1/2
OF LOT 20
C-2

EAST 1/2
OF LOT 20
R-6

LOT 19
R-6

N 90°00'00" E
694.22'

C.M.

SW CORNER
OF LOT 26

POINT OF
BEGINNING

W. COMMERCE

(55' R.O.W.) (W. COMMERCE STREET PER PLAT)

S 90°00'00" W 167.13'

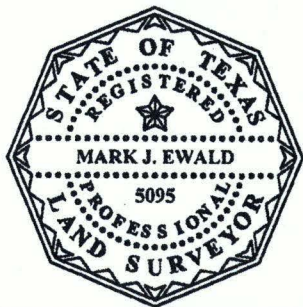
LEGEND
△ = CALCULATED POINT
● = FND 1/2" IRON ROD
C.M. = CONTROLLING MONUMENT

**SITE PLAN FOR REZONING PART OF
6227 & 6243 W. COMMERCE FROM ZONE C-2 AND R-6
TO ZONE C-2 CONDITIONAL CAR SALES
INTENDED USE: CAR SALES**

FIRM REGISTRATION NO.
10111700



P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

Exhibit "A"

"I, Anweali Rajpari, Pres. of HA Properties, LLC, the property owner, 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 the 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."