

ORDINANCE **2019** 12-05-1002

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 1 and Lot 2, Block 19, NCB 6418 from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility.

SECTION 2. 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 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Any storage or materials shall be enclosed in a walled and roofed structure.

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 "A"** and made a part hereof and

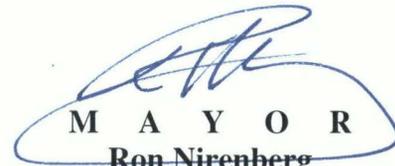
incorporated herein for all purposes.

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 December 15, 2019.

PASSED AND APPROVED this 5th day of December, 2019.


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-2						
Date:	12/05/2019						
Time:	02:29:43 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE Z-2019-10700193 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. 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	
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x				
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

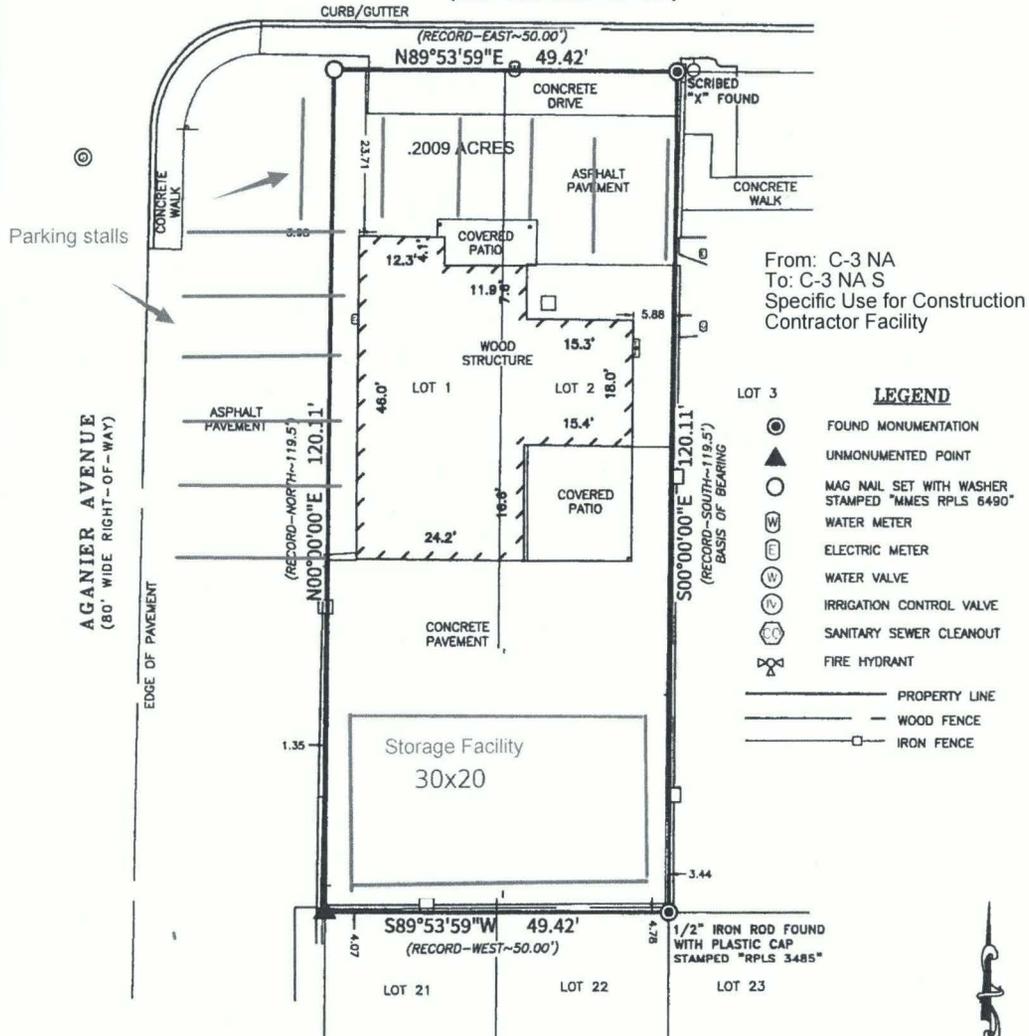
Z-2019-10700193

LAND TITLE SURVEY

OF
LOT 1 AND 2, BLOCK 19, NEW CITY BLOCK 6418, BEACON HILL TERRACE SUBDIVISION,
VOLUME 368, PAGE 339, DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS.

Rezone
From: C-3NA
To: C-3NA S with Conditional Use
for a Contractor Facility

WEST HILDEBRAND AVENUE
(55.6' WIDE RIGHT-OF-WAY)



From: C-3 NA
To: C-3 NA S
Specific Use for Construction
Contractor Facility

- LOT 3**
- LEGEND**
- FOUND MONUMENTATION
 - ▲ UNMONUMENTED POINT
 - MAG NAIL SET WITH WASHER STAMPED "MMES RPLS 6490"
 - ⊞ WATER METER
 - ⊞ ELECTRIC METER
 - ⊞ WATER VALVE
 - ⊞ IRRIGATION CONTROL VALVE
 - ⊞ SANITARY SEWER CLEANOUT
 - ⊞ FIRE HYDRANT
 - PROPERTY LINE
 - - - WOOD FENCE
 - IRON FENCE

I, Ralph Hernandez, 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 City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Code at the time of plan submittal for building permits.



NOTES:

1. BASIS OF BEARING BASED ON THE EAST LINE OF LOT 2, BLOCK 19, NEW CITY BLOCK 6418 OF BEACON HILLS TERRACE SUBDIVISION RECORDED IN VOLUME 368, PAGE 339, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
3. CONDITIONS AND RESTRICTIONS LISTED IN VOLUME 622, PAGE 148, AND VOLUME 799, PAGE 369, DEED RECORDS OF BEXAR COUNTY, TEXAS.
4. FIELD WORK COMPLETED ON JULY 23, 2019

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN JULY 2019, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Paul L. Myers
PAUL L. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6490 - STATE OF TEXAS

Exhibit "A"



JOB #19051, JULY 25, 2019



1711 HADBURY LANE
SAN ANTONIO, TX 78248
PHONE: 830-931-1299 - PHONE: 210-740-2483
TBPE #F-18578
TBPLS #10194291