

AN ORDINANCE **2017-05-04-0314**

**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 on 0.6228 acres out of NCB 17251, located at 14606 Jones Maltsberger Road from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted).

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 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 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
05/04/2017
Z-14

CASE NO. Z2017093 CD

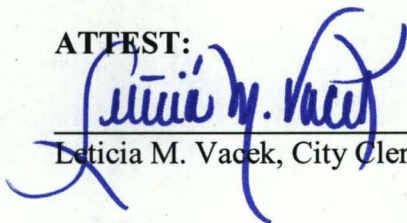
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective the 14th day of May 2017.

PASSED AND APPROVED this 4th day of May 2017.

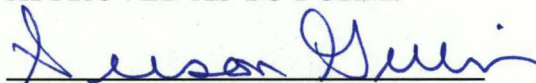

for M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-14 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-6, Z-8, P-2, Z-10, Z-11, P-3, Z-12, Z-14)						
Date:	05/04/2017						
Time:	02:06:42 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017093 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted) on 0.6228 acres out of NCB 17251, located at 14606 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

22017093

STATE OF TEXAS §
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COUNTY OF BEXAR §

Metes & Bounds Property Description

A tract of land containing 0.6228 Acre out of Lot 2, Block 2, New City Block 17251, Micheli Subdivision in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9511, Page 209 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), being a portion of a tract recorded in the name of Thanh Duong under Document No. 20150042107 of the D.P.R.B.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 9511, Page 209 of the D.P.R.B.C.T.)

COMMENCING at a 1/2 Inch iron rod found on the southeast right-of-way line of Jones Maltsberger Road (73 Feet wide) being the north corner of said Lot 2, Block 2;

THENCE, SOUTH 48° 48' 35" EAST, with the southwest line of the Replat of Utopia Pools Subdivision as recorded in Volume 95214, Page 73 of the D.P.R.B.C.T., passing at a distance of 13.00 Feet a 1/2 Inch iron rod found, and continuing for a total distance of 133.69 Feet to 1/2 Inch iron rod with a "Precision Surveyors" cap set at the north corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 48° 48' 35" EAST, continuing with said southwest line of the Replat of Utopia Pools Subdivision, a distance of 270.73 Feet to a point at the east corner of the aforementioned Lot 2, Block 2, being the east corner of this tract from which a fence corner bears North 22° 24' 45" EAST, a distance of 1.57 Feet;

THENCE, SOUTH 41° 32' 25" WEST, with the northwest line of the a 75 Foot wide drainage easement, a distance of 104.35 Feet to a point at its intersection with the northeast right-of-way line of Shingle Oak Drive (60 Feet wide) being the south corner of said Lot 2, Block 2, and being the east corner of this tract from which a fence corner bears North 42° 42' 58" EAST, a distance of 1.10 Feet;

THENCE, NORTH 48° 48' 35" WEST, with said northeast right-of-way line of Shingle Oak Drive, a distance of 236.45 Feet to a 1/2 Inch iron rod with a "Precision Surveyors" cap set at the west corner of this tract;

THENCE, across and through the aforementioned Lot 2, Block 2, the following two (2) courses:

1. NORTH 13° 24' 02" EAST, a distance of 70.91 Feet to a 1/2 Inch iron rod with a "Precision Surveyors" cap set at a corner of this tract;
2. NORTH 40° 23' 48" EAST, a distance of 41.61 Feet to the POINT OF BEGINNING and containing 0.6228 Acre of land.

(See attached drawing)

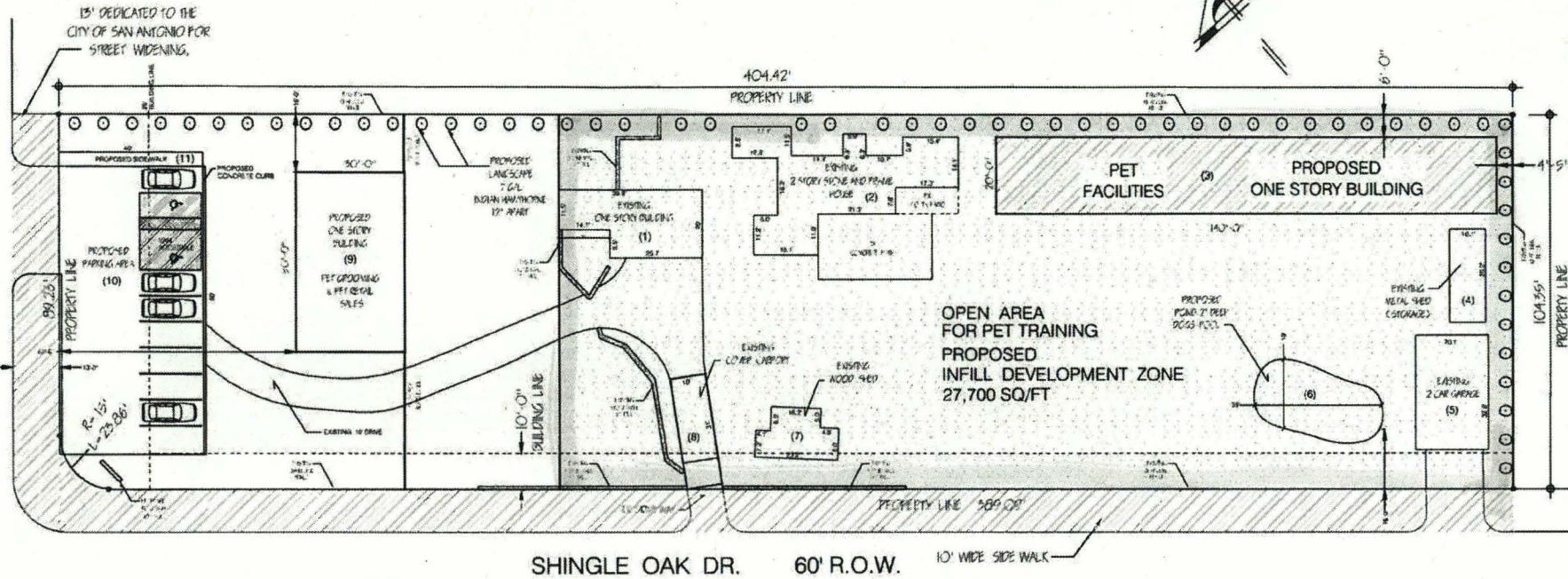


Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2016-01293B
February 10, 2017

Exhibit "A"

Z2017093

JONES MALTSBERGER RD. 73' R.O.W.



SHINGLE OAK DR. 60' R.O.W.

BUILDINGS AND STRUCTURES SQUARE FOOTAGE TABLE

DESCRIPTION	TYPE	SQ/FT	USE
BUILDING (1)	EXISTING	650	OFFICE
BUILDING (2)	EXISTING	1450	HOUSE
BUILDING (3)	PROPOSED	2800	PET FACILITIES
BUILDING (4)	EXISTING	260	STORAGE
BUILDING (5)	EXISTING	1450	GARAGE
POND (6)	PROPOSED	600	PET FACILITIES
BUILDING (7)	EXISTING	275	STORAGE
BUILDING (8)	EXISTING	310	CAR PORT
BUILDING (9)	PROPOSED	1500	PET GROOMING
PARKING LOT (10)	PROPOSED	3200	
SIDE WALK (11)	PROPOSED	160	

I, DUONG THANH, 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 United 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 submittal for building permit.

PROPERTY INFORMATION
 TYPE: CSS
 DESCRIPTION: COMMERCIAL STORE SITE
 ACRES: 0.9680
 SQ/FT: 42,166.08

LEGAL DESCRIPTION:
 NCB 17251 BLK 2 LOT 2
 MICHELI SUBDIVISION
 STATE CODE: A1
 NEIGHBORHOOD: NBHD Code 14260



2007 Stony Brook Dr.
 Katy, Texas 77109
 Phone (281) 287-0339

NO.	DATE	BY	REVISION
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PET GROOMING AND BOARDING FACILITIES
 OWNER: MR. PABLO LABRAGA
 14606 JONES MALTSBERGER RD.
 SAN ANTONIO, TX 78247-5711



JAC TRADING & DESIGN

FEBRUARY 2017

SHEET
C1

Exhibit "B"