

AN ORDINANCE 2017-09-21-0726

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 0.3077 acres out of Lot 57 and Lot 60, NCB 11966 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale.

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.

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 October 1, 2017.

PASSED AND APPROVED this 21st day of September 2017.



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 (in consent vote: Z-2, Z-5, Z-6, Z-7, Z-8, P-3, Z-9, Z-12)						
Date:	09/21/2017						
Time:	02:21:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017210 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale on 0.3077 acres out of Lot 57 and Lot 60, NCB 11966, located at 403 East Ramsey Road. 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				
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			x	
Manny Pelaez	District 8		x				
John Courage	District 9	x					
Clayton H. Perry	District 10		x				

Exhibit “A”

Z2017210



0.3077 ACRES
(13,405 SQ. FT.)
2223-10688_Ex1.dwg

FN NO. 2223-10688-1
July 03, 2017
JOB NO. 222310445

FIELDNOTE DESCRIPTION

0.3077 acres of land, known as Suite 301 and Suite 302, out of Lots 57 & 60, Block 2, New City Block 11966, Rolling Acres Subdivision as recorded in Volume 980, Page 339, Deed and Plat Records of Bexar County, Texas; as conveyed to NMP Ramsey LLC by Special Warranty Deed dated July 14, 2015 and recorded in Volume 17346, Page 218 of the Official Public Records of Bexar County, Texas; said 0.3077 acres being more particularly described by Metes and Bounds as follows with all bearings being referenced to the South Right-of-way line of Wolfe Road (60' R.O.W.) as recorded in said Plat of Rolling Acres Subdivision, Being N 90° 00' 00" W:

Commencing, at a point, being the intersection of the South right-of-way line of said Wolfe Road and the West right-of-way line of Plymouth Avenue (60' R.O.W.) from which a found ½-inch iron rod bears S 37° 52' 19" W, 5.97 feet;

Thence, N 90° 00' 00" W, 400.00 feet, along the South right-of-way line of Wolfe Road (60' R.O.W.), to a point for the Northwest corner of Lot 57, Block 2, N.C.B. 11966; said point also being the Northeast corner of Lot 56, Block 2, as conveyed to Benjamin Hill LLC, by Deed dated April 21, 2014 and recorded in Volume 16642, Page 1597 of the Official Public Records of Bexar County, Texas;

Thence, S 00° 00' 00" W, 60.20 feet, along the West line of said Lot 57 and the East line of Lot 56, to the Northwest building slab corner for Suites 301 and 302, for the **Point of Beginning** of the herein described tract of land;

Thence, into said Lots 57 and 60, around the building slab and partition wall for Suites 301 and 302 as follows:

- S 00° -00' 00" E, 107.00 feet, to a point for corner;
- S 45° 00' 00" E, 25.03 feet, to a point for corner;
- N 90° 00' 00" E, 74.60 feet, to a point for corner;
- N 45° 00' 00" E, 25.03 feet, to a point for corner;
- N 00° 00' 00" W, 107.00 feet, to a point for corner;

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- N 90° 00' 00" W, 110.00 feet, to the **Point of Beginning**, containing 0.3077 Acres (13,405 square feet) of land, more or less.

Note: Sketch of even date to accompany this Metes and Bounds Description.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Stantec Consulting Services, Inc.
70 NE Loop 410, Suite 1100
San Antonio, Texas 78216
210/525-9090
TBPLS Firm No.: 10194228

7/3/17
DATE



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

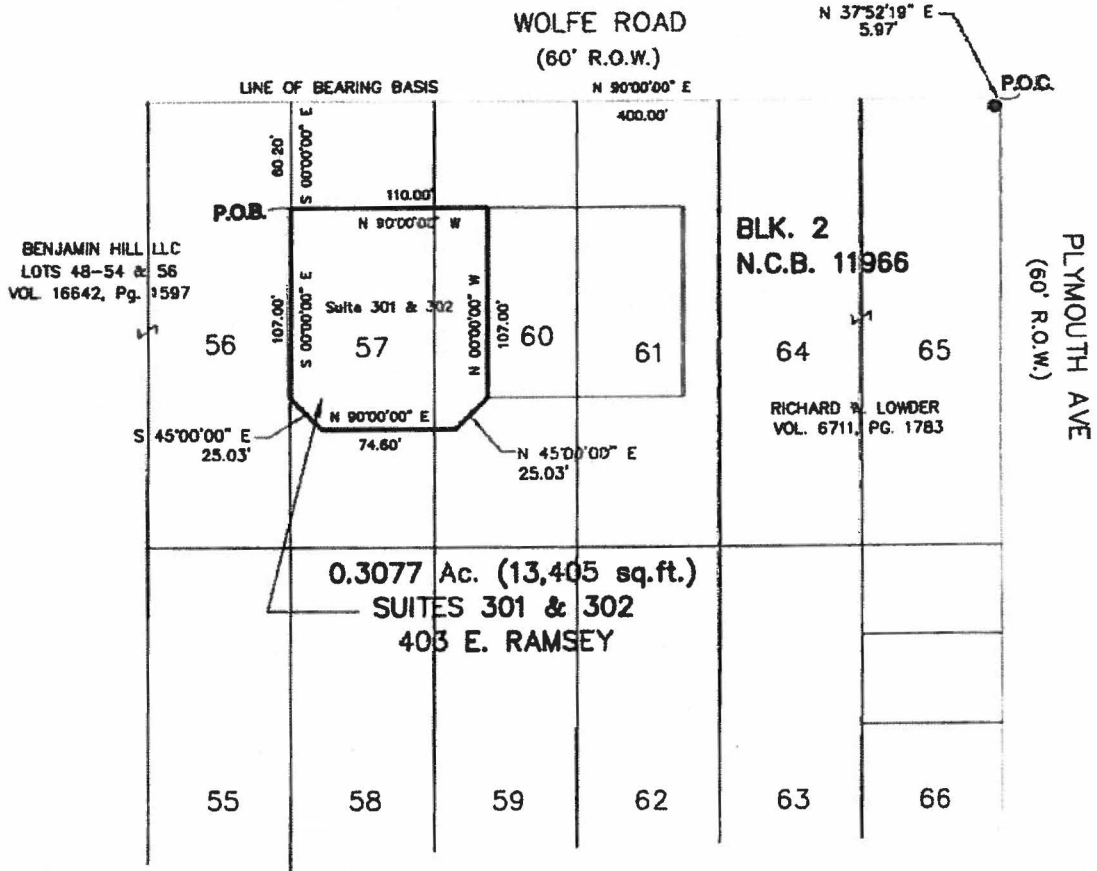
PAGE 3 OF 3



1" = 100'



22017210



BEARING BASIS

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WOLFE ROAD AS RECORDED IN ROLLING ACRES SUBDIVISION IN VOLUME 980, PAGE 339, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, BEING: N 90-00-00 W.



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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 0.3077 ACRES. (13,405 SQUARE FEET), KNOWN AS SUITES 301 AND 302, 403 E. RAMSEY, BEING OUT OF LOTS 57 & 60, BLOCK 2, NCB 11966, ROLLING ACRES SUBDIVISION AS RECORDED IN VOL. 980, PG. 339, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

RE-ZONING EXHIBIT

Exhibit "A"

DATE 07-03-17

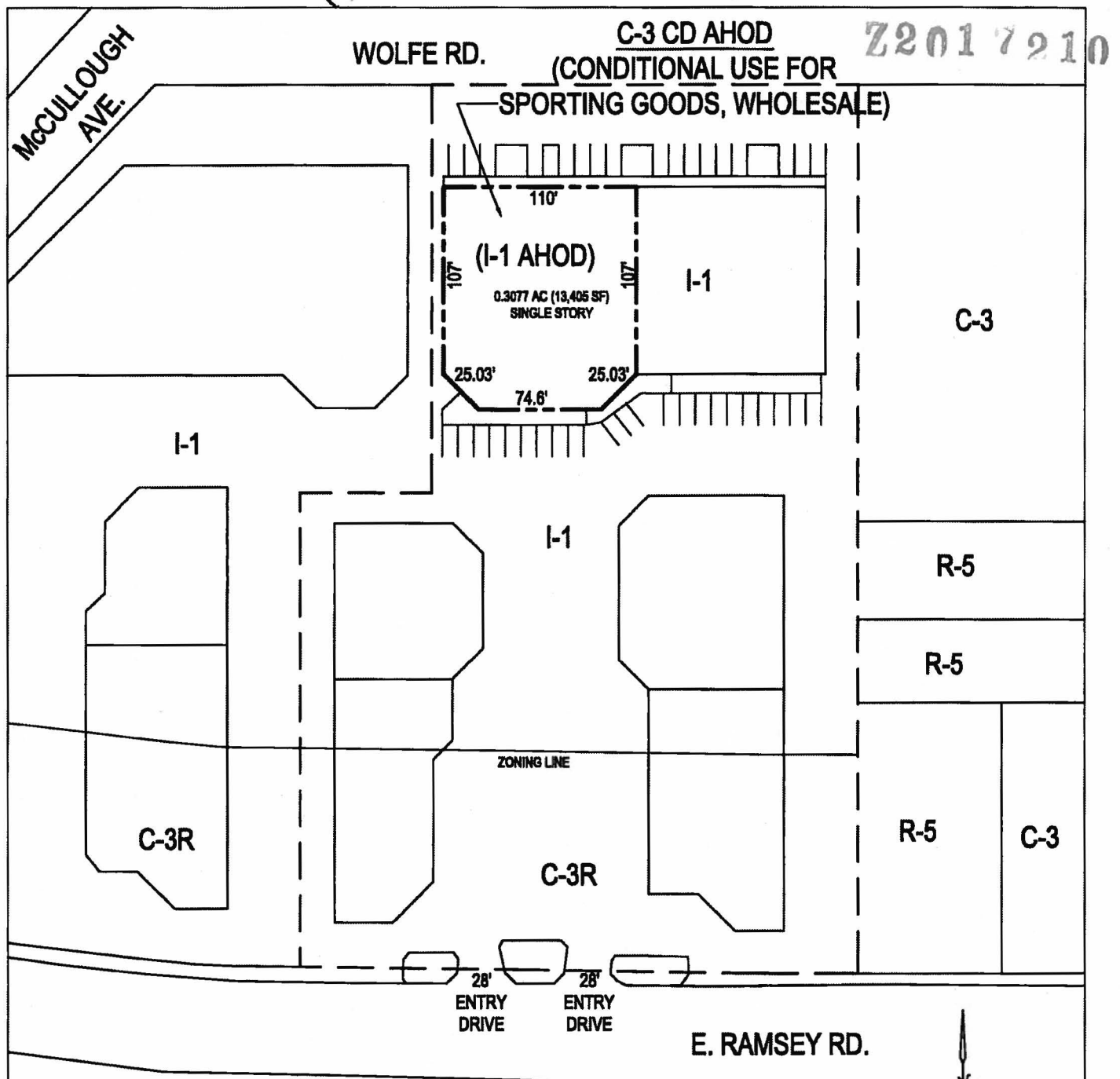
SCALE 1"=100'

DRAWN BY: HBL

FILE 2223-10688-ex1

PROJECT No 2223-10688

Exhibit “B”



- PROPERTY: 0.3077 ACRES (13,405 S.F.)
- LEGAL DESCRIPTION: PORTION OF NCB 11966, BLK 2, LOTS 57 & 60
- CURRENT ZONING: I-1 AHOD
- REQUESTED ZONING: C-3 CD AHOD (CONDITIONAL USE FOR SPORTING GOODS, WHOLESALE)
- IMPERVIOUS COVER: 13,405 S.F. (100%, EXISTING)
- BUFFERYARDS: NONE REQUIRED
- REQUIRED PARKING: 1 PER 600 SF GFA
 - 23 REQUIRED
 - 37 SPACES PROVIDED, INCLUDING ACCESSIBLE SPACES (MORE AVAILABLE FOR SHOPPING CENTER)

SITE PLAN FOR 403 E. RAMSEY (SUITES 301 & 302)

SCALE: 1" = 80'



Exhibit "B"

I, Jeffrey T. Schlesinger, for NMP Ramsey, 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 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.