

AN ORDINANCE 2017-11-02-0871

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 0.619 acres out of NCB 12097 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage.

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.

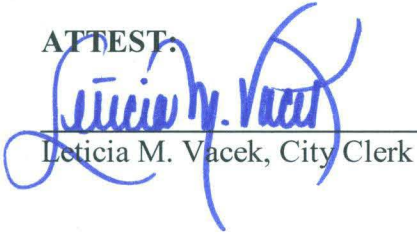
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective November 12, 2017.

PASSED AND APPROVED this 2nd day of November 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-14 (in consent vote: Z-1, Z-2, Z-3, P-2, Z-5, P-3, Z-6, Z-7, P-4, Z-8, Z-11, Z-12, Z-14)						
Date:	11/02/2017						
Time:	02:08:33 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017254 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage on 0.619 acres out of NCB 12097, located at 2571 MacArthur View. 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				
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			x	
Clayton H. Perry	District 10		x				

Exhibit “A”

72017254

METES & BOUNDS DESCRIPTION

2571 MACARTHUR VIEW San Antonio, Texas

Being a 0.619 acre tract of land out of a 0.80 acre tract of land, being a portion of Tract 15, New City Block 12097, being out of the Antonio Perez Survey 10, Abstract 571, County Block 5013, being out of the same tract of land (called 1 acre, SAVE AND EXCEPT the Southeasterly 0.2 acres) as described in a Warranty Deed from Fannie G. Hurst Bridges and William Bridges to William C. Cheshire recorded in Volume 6827, Page 1, Deed Records, Bexar County, Texas, said 0.62 acre tract being more particularly described as follows:

BEGINNING at a ½" Pipe found on the northerly R.O.W. line of MACARTHUR VIEW (per plat – BITTERS ROAD, a 60' Public R.O.W.) for the west corner of the herein described 0.62 acre tract, the south corner of a 1.217 acre tract (Parcel 3) conveyed to the North East Independent School District in Volume 1249, Page 939, Real Property Records Bexar County, Texas;

THENCE, along the southerly boundary line of said 1.217 Acre Tract, N 49° 47' 50" E, 261.17 feet to a 1" pipe found marking the north corner of the herein described tract and the east corner of said 1.22 Acre Tract, also lying on the southerly R.O.W. line of SOMMERS DRIVE (a 47.5' Variable Width Public R.O.W.);

THENCE, S 31° 46' 19" E, 104.61 feet to a ½" iron rod set with yellow cap marked Rosin Grp 2906 along the southwest R.O.W. line of SOMMERS DRIVE to the easternmost corner of the herein described tract being also the northernmost corner of a 0.18 acre tract as described in Volume 15379, Page 3428, Bexar County Deed Records:

THENCE, S 45° 57' 40" W, 224.79 feet to a 1/4" iron rod marking the West corner of Lot 20, N.C.B. 12097, Forbes Subdivision, according to a map or plat as recorded in Volume 9000, Page 6, Deed and Plat Records, Bexar County, Texas, also being on the northeast R.O.W. line of said MACARTHUR VIEW;

Thence along said MACARTHUR VIEW R.O.W. line, N 50° 30' 20" W, 120.46 feet to the **POINT OF BEGINNING**.



Rosin Group, Inc.
10051500

SG/lj
11/02/2017
Item No. Z-14

Exhibit “B”



Z20 17 254

RG

11765 WEST AVE. #293 * SAN ANTONIO, TEXAS 78216
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Exhibit "B"