

AN ORDINANCE 2017-11-02-0873

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 10.35 acres out of NCB 15678 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Outdoor Athletic Fields.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Downward lighting.
- B. Property secured and gated when not in operation.
- C. Hours of operation from 8:00 a.m. to 9:00 p.m.


SECTION 5. 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 6. 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 7. 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 8. 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:


FO Andrew Segovia, City Attorney

Agenda Item:	Z-15 (in consent vote: P-5, Z-15)						
Date:	11/02/2017						
Time:	02:18:41 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017203 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC CD AHOD" Neighborhood Commercial Airport Hazard Overlay District with Conditional Use for Outdoor Athletic Fields on 10.35 acres out of NCB 15678, located at 12119 Wetmore Road. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17061) (Continued from October 5, 2017)						
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				
Clayton H. Perry	District 10		x			x	

METES & BOUNDS DESCRIPTION

OF A 10.35 ACRE TRACT OF LAND SITUATED IN THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, NEW CITY BLOCK 15678, BEXAR COUNTY, TEXAS, BEING OUT OF THE SOUTH PART OF THE BRUNO ROMPEL TRACT, FORMERLY CONTAINING 212.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 2181, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM PATSY DARLENE NICHOLS, ET AL TO MARTHA B. SCOTT IN VOLUME 6320, PAGE 1503, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reference in the northeasterly R.O.W. line of Wetmore Road (a Private R.O.W.) said point being located South 72°11'04" West, a distance of 39.55 feet from a found ½" iron rod marking the common south corner of Lots 87 and 88, Block 6, N.C.B. 17556, Stoneridge Unit 4, as recorded in Vol. 9400, Pg. 138, Deed and Plat Records of Bexar County, Texas, and North 72°11'04" East, a distance of 0.78 feet from a found fence corner post for the west corner of the herein described tract, the south corner of said Lot 87;

THENCE leaving said R.O.W., along and with the common boundary of the herein described tract and said Stoneridge Unit 4, North 36°30'27" East, a distance of 335.39 feet (called North 36°45'00" East, a distance of 335.39 feet) to a found ½" iron rod for the north corner of the herein described tract, the south corner of Lot 81, said Stoneridge, the west corner of Lot 79, said Stoneridge Unit 4;

THENCE along and with the common boundary line of the herein described tract and said Lot 79, Block 6, generally along a fence, South 46°47'33" East, at a distance of 1424.82 feet passing a found ½" iron rod marking the common west corner of Lots 47 and 48, Stoneridge Unit 2, as recorded in Vol. 9200, Pg. 206, Deed and Plat Records of Bexar County, Texas, to a total distance of 1445.40 feet (called South 46°33'00" East, a distance of 1445.40 feet) to point of reference located North 71°35'30" West, a distance of 0.62 feet from a found fence corner post for the east corner of the herein described tract, the north corner of a called 2.230 acre tract as conveyed to Bruno Rompel and Hermine Rompel;

THENCE along and with the common boundary of the herein described tract and said Rompel Tract, South 41°45'27" West, a distance of 297.40 feet (called South 42°00'00" West, a distance of 297.40 feet) to a set ½" iron rod for the south corner of the herein described tract, said rod lying in the northeasterly R.O.W. line of said Wetmore Road;

THENCE along and with said R.O.W., North 48°14'34" West, a distance of 1414.25 feet (called North 48°00'00" West, a distance of 1414.25 feet) to the **POINT OF BEGINNING** and containing 10.35 acres, more or less.

Basis of Bearing: Texas South Central NAD 83

22017203 CD

STATE OF TEXAS §

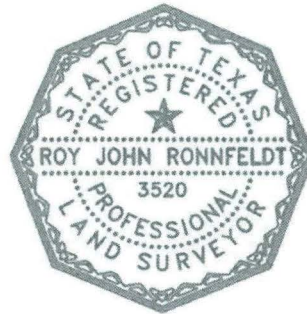
March 13, 2015

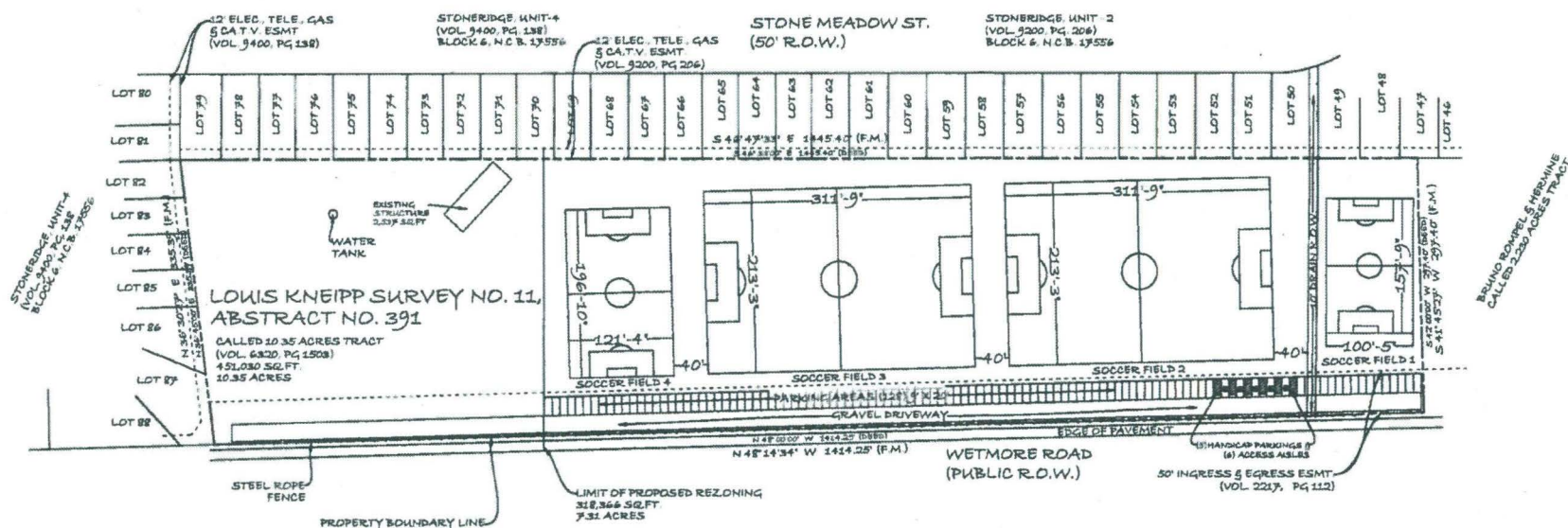
COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520





"1. Javier Saavedra & Mireya Trevisio, the property owners, 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."

CITY OF SAN ANTONIO
(UNPLATTED)

SCALE: 1" = 60'



Exhibit "B"

Hill Horticulture, Inc.
17488 S US Highway 181

These drawings, concepts & design ideas are property of Hill Horticulture, Inc. and

PROJECT:

REVISI
1.16
2.16
3.

DATE: 10

DRAWING
MATERIAL
CHECK
CM

SCALE
1"

SHEET