

AN ORDINANCE 2018-04-05-0246

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 0.297 acres out of NCB 2533, located at 1818 South Zarzamora Street from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto & Light Truck Repair.

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.

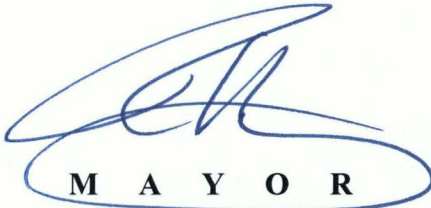
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

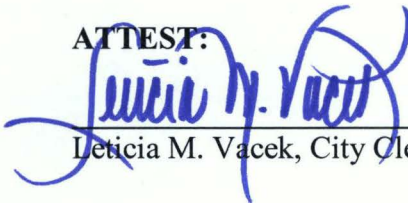
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective April 15, 2018.

PASSED AND APPROVED this 5th day of April 2018.



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-21 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018089 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on 0.297 acres out of NCB 2533, located at 1818 South Zarzamora Street. 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			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				

SG/lj
04/05/2018
Item No. Z-21

Exhibit “A”

Z2018089

Field Notes Description of a 0.297 of an acre tract

A 0.297 of an acre tract of land, New City Block 2533, in the City of San Antonio, Bexar County, Texas, being the same remaining portions of Lots 13, 14, and 15, Block C described in Warranty Deed with Vendor's Lien conveyed to Bertha Ortiz recorded in Volume 6823, Page 891, said 0.297 of an acre of land also being comprised of a portion of a 0.0098 acre tract described in Warranty Deed conveyed to Bertha Ortiz recorded in Volume 17058, Page 701, all of the Official Public Records of Bexar County, Texas; said 0.297 of an acre tract of land being more particularly described as follows:

Beginning: at a point on the east right of way line of South Zarzamora Street, a 75-foot wide right of way as established by the northeast corner of a 0.0192 of an acre tract conveyed to City of San Antonio described in Special Warranty Deed recorded in Volume 16667, Page 478 of the Official Public Records of Bexar County, Texas, being the northwest corner of said 0.0098 acre tract of land, and being the southeast corner of Lot 47, Block C, New City Block 2533 as shown on subdivision plat of Family Dollar South Zarzamora recorded in Volume 9681, Page 218 of the Official Public Records of Bexar County, Texas, said point being the northwest corner of the herein described tract;

Thence, leaving the east right of way line of said South Zarzamora Street, with the south boundary of said Lot 47, Block C and with the north boundary of said 0.0098 acre tract, South 83 degrees 59 minutes 30 seconds East (reference bearing), a distance of 158.41 feet to a point, being the northeast corner of the herein described tract;

Thence, leaving the south boundary of said Lot 47, Block C, over said 0.0098 acre tract, and continuing with the east boundary of the remainder of said Lot 15, South 06 degrees 02 minutes 19 seconds West, a distance of 73.01 feet to a point on the north boundary of Lot 44, Block C, New City Block 2533 as shown on plat of Pacetti Subdivision recorded in Volume 6500, Page 227 of the Official Public Records of Bexar County, Texas, said point being the most easterly southeast corner of the herein described tract;

Thence: with the north and west boundary of said Lot 44, Block C, the following two (2) courses:

North 83 degrees 57 minutes 41 seconds West, a distance of 45.20 feet to a point, being the northwest corner of said Lot 44, Block C, and being an interior corner in the herein described tract;

South 06 degrees 02 minutes 19 seconds West, a distance of 12.20 feet to a point, being the northeast corner of Lot 43, Block C, New City Block 2533 as shown on plat of C.F.C. Subdivision recorded in Volume 6100, Page 138 of the Official Public Records of Bexar County, Texas, said point being an angle point in the herein described tract;

Thence, with the north boundary of said Lot 43, Block C, North 83 degrees 57 minutes 41 seconds West, a distance of 112.77 feet to a point on the east right of way line of said South Zarzamora Street, being the southeast corner of said 0.0192 acre tract, and being the southwest corner of the herein described tract;

Thence, with the east right of way line of said South Zarzamora Street, being the east boundary of said 0.0192 acre tract, North 05 degrees 44 minutes 44 seconds East, a distance of 85.13 feet to the **Point of Beginning**, containing 0.297 of an acre of land.

Note: Bearings used in this description are referenced to the south boundary of Lot 47, Block C, New City Block 2533 as shown on subdivision plat of Family Dollar South Zarzamora recorded in Volume 9681, Page 218 of the Official Public Records of Bexar County, Texas.

This field note description is based on recorded public information, and not on an on-the-ground field survey. An Exhibit of even date was prepared for this description.



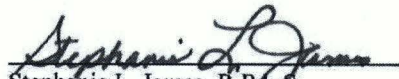
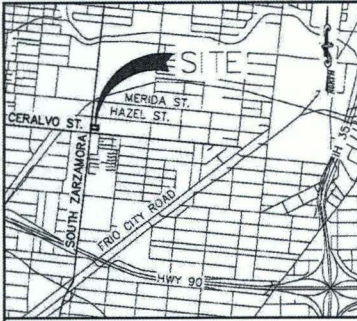
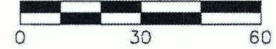

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 03/14/18

Exhibit "A"

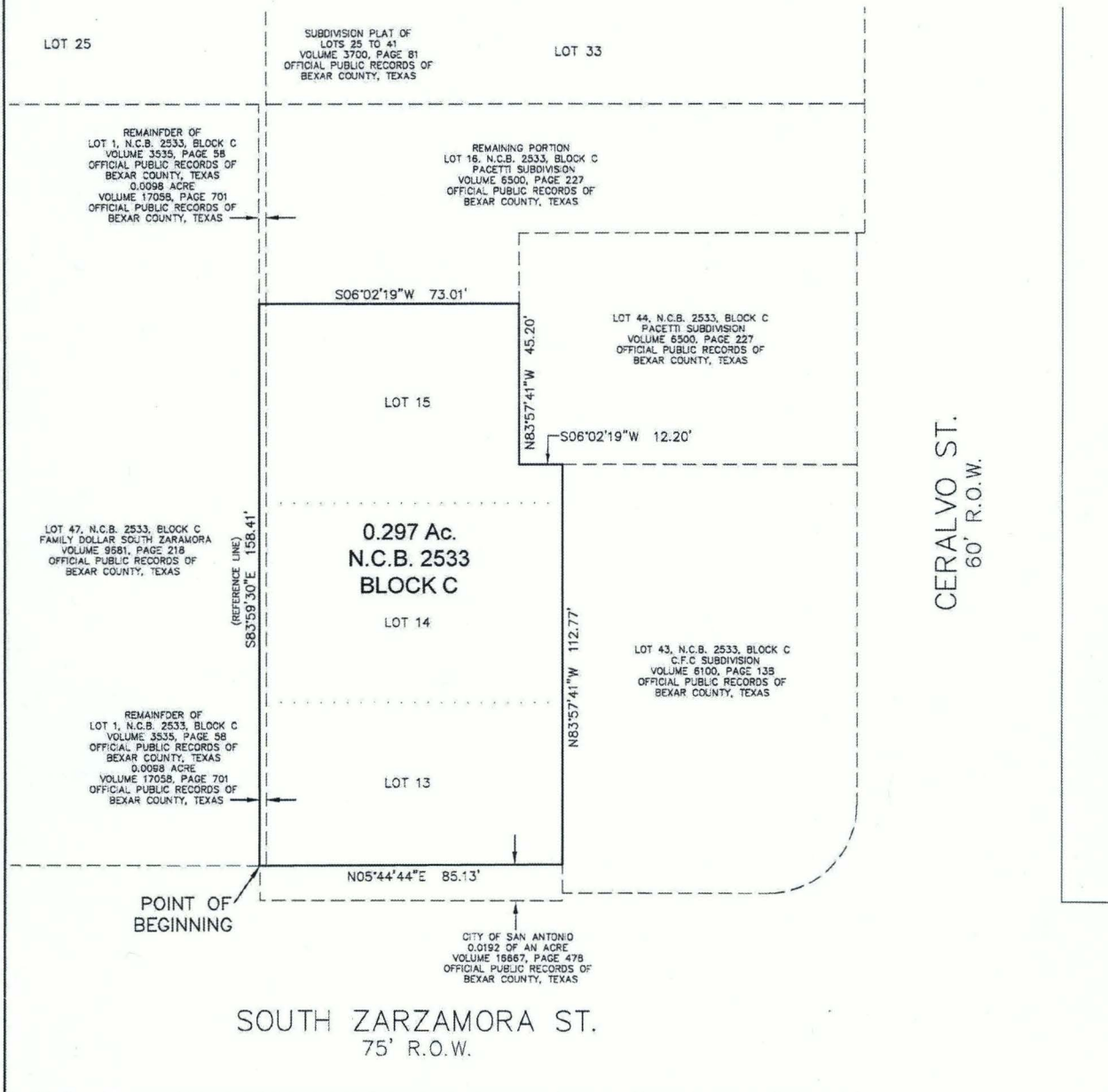
Z2018089



SCALE: 1"=30'



LOCATION MAP



NOTE:

- 1) BEARINGS USED IN THIS EXHIBIT ARE REFERENCED TO THE SOUTH BOUNDARY OF LOT 47, BLOCK C, NEW CITY BLOCK 2533 AS SHOWN ON SUBDIVISION PLAT OF FAMILY DOLLAR SOUTH ZARZAMORA RECORDED IN VOLUME 9681, PAGE 218, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 2) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 3) THIS EXHIBIT IS BASED ON RECORDED PUBLIC INFORMATION, AND NOT ON AN ON-THE-GROUND FIELD SURVEY.



ZONING EXHIBIT

A 0.297 OF AN ACRE TRACT OF LAND, NEW CITY BLOCK 2533, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME REMAINING PORTIONS OF LOTS 13, 14, AND 15, BLOCK C DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO BERTHA ORTIZ RECORDED IN VOLUME 6823, PAGE 891, SAID 0.297 OF AN ACRE OF LAND ALSO BEING COMPRISED OF A PORTION OF A 0.0098 ACRE TRACT DESCRIBED IN WARRANTY DEED CONVEYED TO BERTHA ORTIZ RECORDED IN VOLUME 17058, PAGE 701, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

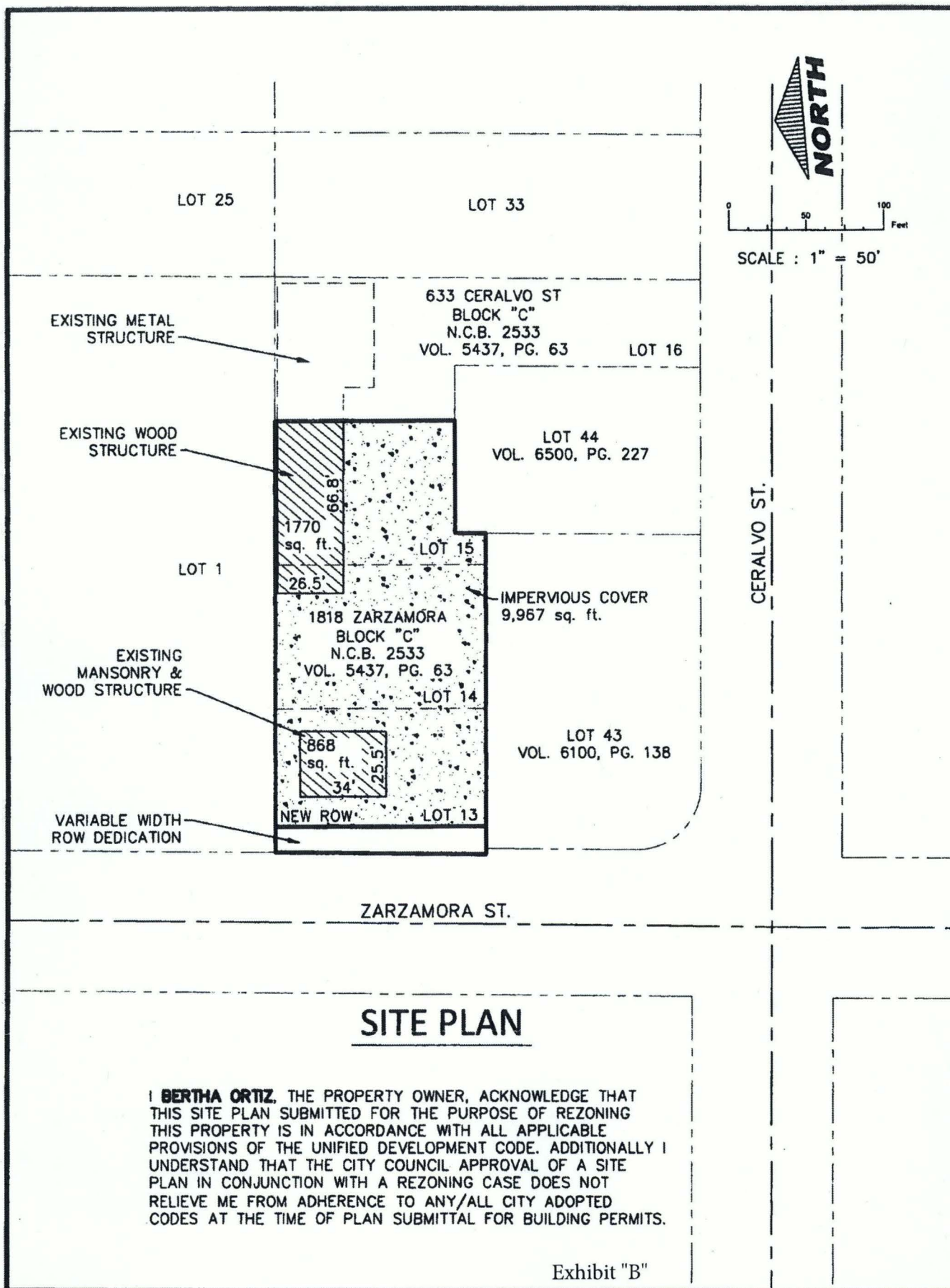
Exhibit "A"

DATE: 03/14/18

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Exhibit “B”

22018088



SITE PLAN

I **BERTHA ORTIZ**, 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 THE 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.

Exhibit "B"