

AN ORDINANCE 2018-05-17-0378

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 1.42 acres out of NCB 35733 from "R-6 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District to "C-2 CD MLOD-1 MSAO-1 Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted).

SECTION 2. In accordance with Section 35-514(c)(2)D. of the City Code, the City Council authorizes a fence to be erected or altered up to a height of eight (8) feet.

SECTION 3. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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.

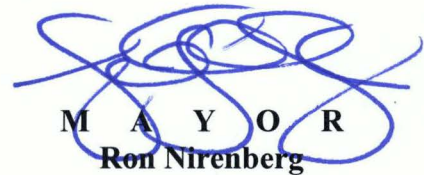
SECTION 5. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 May 27, 2018.


PASSED AND APPROVED this 17th day of May 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-18 (in consent vote: 25, Z-1, Z-2, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, P-3, Z-12, Z-14, Z-15, Z-16, Z-18, Z-19, P-4, Z-20)						
Date:	05/17/2018						
Time:	02:12:54 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018142 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District to "C-2 CD MLOD-1 MSAO-1 Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 1.42 acres out of NCB 35733 and and allowing a fence up to eight (8) feet in height in accordance with Section 35-514(d)(2)(D) of the Unified Development Code, located at 7182 Oak Drive. 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				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

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EXHIBIT “A”

Z2018142 CD

STATE OF TEXAS §
 §
 §
 §
COUNTY OF BEXAR §

Metes & Bounds Property Description

A tract of land containing 1.4217 Acres in New City Block No. 35733, out of Lot 25, Traylor Re-subdivision according to the map or plat thereof recorded in Volume 980, Page 253 of the Map Records of Bexar County, Texas, being the same tract recorded in the name of Michael H. Gilbert and Deborah J. Gilbert under Document No. 200602222410 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), save and except the east 16 Feet of said Lot 25 as recorded in Volume 4993, Page 1213 of the O.P.R.B.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 980, Page 253 of the Map Records of Bexar County, Texas)

BEGINNING at the intersection of the east right-of-way line of Milsa Drive (platted as Traylor Loop Drive, 50 Feet wide) and the south right-of-way line of Oak Drive (50 Feet wide), being the northwest corner of said Lot 25, and the northwest corner of this tract;

THENCE, SOUTH 89° 46' 00" EAST, with said south right-of-way line of Oak Drive, passing at a distance of 176.61 Feet a 1/2 Inch iron rod found, and continuing for a total distance of 351.86 Feet to a point at the northeast corner of this tract from which a 1/2 Inch iron rod found bears South 07° 20' 23" West, a distance of 0.58 Feet;

THENCE, with the lines of a tract recorded in the name of C & L Equipment, Inc. recorded in Volume 7044, Page 1133 of the O.P.R.B.C.T., the following two (2) courses:

1. SOUTH, across and through the aforementioned Lot 25, with the west line of the aforementioned 16 Foot save and except tract, a distance of 176.00 Feet (called 175.40 Feet) to a 1/2 Inch iron rod found at the southeast corner of this tract;
2. NORTH 89° 46' 00" WEST, with the north line of Lot 24, a distance of 351.86 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract;

THENCE, NORTH, across and through the aforementioned Lot 25, with the east line of a tract recorded in the name of Michael H. Gilbert and wife Deborah J. Gilbert in Book 10737, Page 2154 of the O.P.R.B.C.T., a distance of 176.00 Feet to the POINT OF BEGINNING and containing 1.4217 Acres of land.

(See attached drawing)



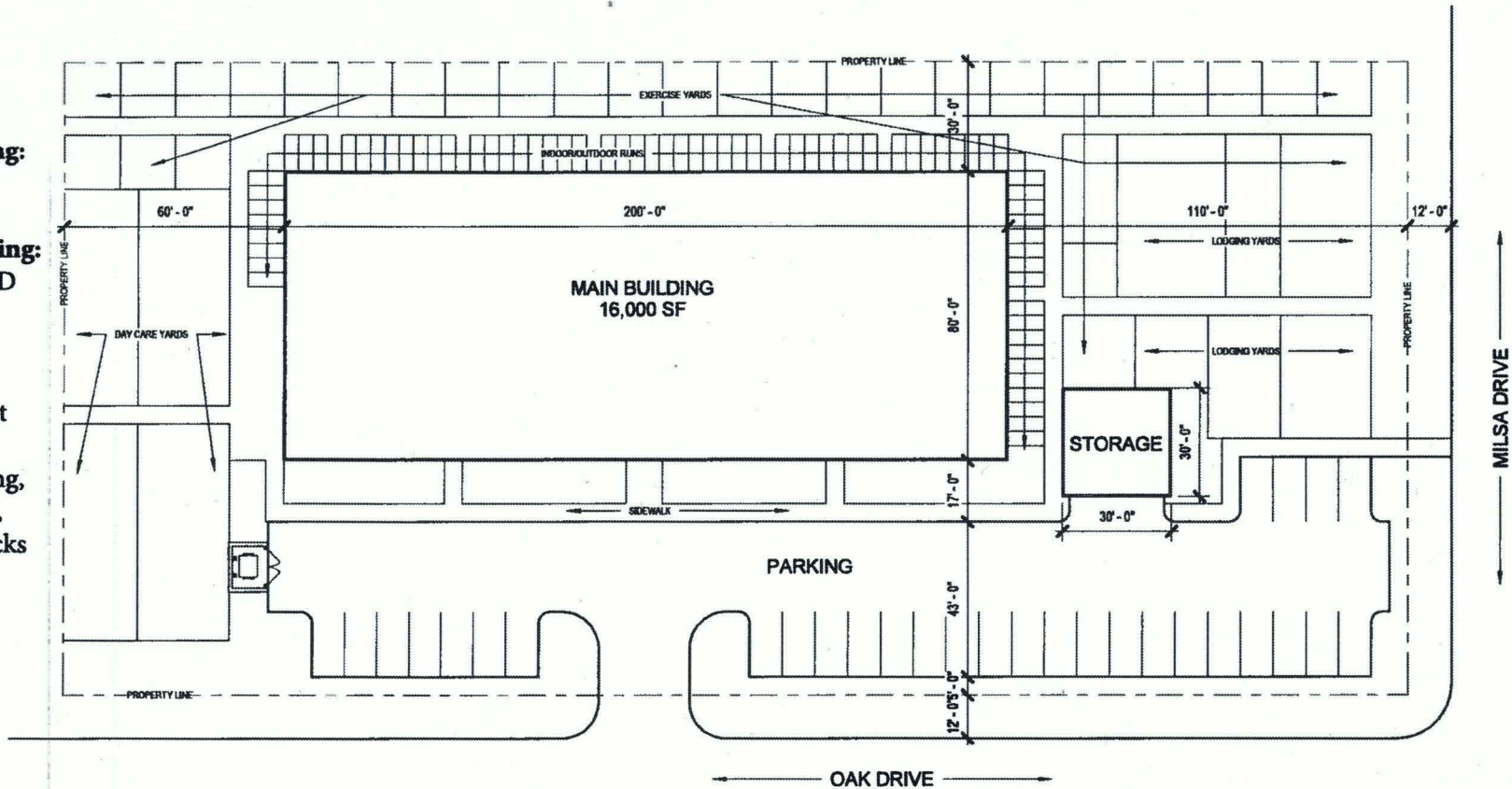
Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2018-01013
January 15, 2018
Revised: January 31, 2018
Revised: March 27, 2018

Exhibit "A"

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05/17/2018
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EXHIBIT “B”

Address: 7182
 Oak Drive
Current Zoning:
 "R-6 MLOD
 MSAO"
Proposed Zoning:
 "C-2 CD MLOD
 MSAO"
Acreage: 1.42
Proposed Use:
 Animal and Pet
 Services with
 outdoor training,
 boarding, runs,
 pens or paddocks
 permitted



1 SITE PLAN

SCALE 1" = 30'-0"

"I, Michael H. Gilbert and Deborah J. Gilbert, 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 more adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

Open
 studio
 architecture

BARKARITAVILLE PET RESORT
 SAN ANTONIO, TEXAS

22018142

SCHEMATIC SITE

project #: 18.050

2.22.18

A1.1