

AN ORDINANCE 2019-01-17-0054

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 1.267 acres out of NCB 10115 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Electric Repair-Heavy Equipment.

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.

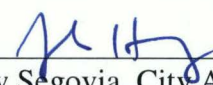
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective January 27, 2019.

PASSED AND APPROVED this 17th day of January 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
for

Agenda Item:	Z-12 (in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51)						
Date:	01/17/2019						
Time:	02:22:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900049 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Electric Repair-Heavy Equipment on 1.267 acres out of NCB 10115, located at 1031 Basse 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	
Art A. Hall	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				

SG/lj
01/17/2019
Item No. Z-12

EXHIBIT “A”

METES & BOUNDS DESCRIPTION

A tract or parcel containing 1.267 acres, more or less, being out of Old City Lot 19, Range 4, District 3, New City Block 10115, situated in the City of San Antonio, being the same tract as described in Volume 2489, Page 814, Real Property Records, Bexar County, Texas, being more particularly described as follows:

PROCEEDING FROM an "X" in concrete marking the intersection of the current North right-of-way line of Basse Road (70'ROW) with the East line of Lot 36, N.C.B. 10115, John and Anthony Specia Subdivision as recorded in Volume 6100, Page 107, Deed and Plat Records, Bexar County, Texas;

THENCE, S 89° 18' 48" W, 179.31 feet along the current North right-of-way line of Basse Road to a PK nail set marking the POINT OF BEGINNING and the Southeast corner of the herein described tract;

THENCE, S 89° 48' 35" W, 99.98 feet to a PK nail set marking the Southwest corner of the herein described tract;

THENCE N 00° 01' 27" W, 569.13 feet to a ½" iron rod found marking the Northwest corner of the herein described tract;

THENCE, S 72° 46' 46" E, 104.57 feet to the Northeast corner of the herein described tract, said corner lies 3.70 feet south and 2.50 feet west of a found 2" metal fence post;

THENCE, S 00° 02' 11" E, 535.37 feet to the POINT OF BEGINNING.

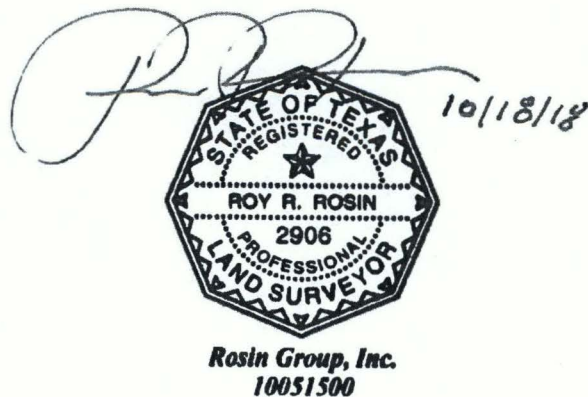
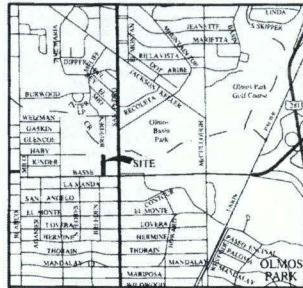


EXHIBIT ‘B’

Site Plan



NO. 205, PAGE 178	DEED RECORDS, BEXAR CO.	NO. 2489, PAGE 214	DEED RECORDS, BEXAR CO.
NO. 2528, PAGE 1078	DEED RECORDS, BEXAR CO.	NO. 822, PAGE 87	DEED RECORDS, BEXAR CO.
NO. 2724, PAGE 88	DEED RECORDS, BEXAR CO.	NO. 2879, PAGE 218	DEED RECORDS, BEXAR CO.
NO. 2872, PAGE 469	DEED RECORDS, BEXAR CO.		

Z-2018-900049 CD

RECORD INFORMATION
SHEET 1
S33°29'20" W
161.24'

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PROCEEDING FROM an "X" in concrete marking the intersection of the current North right-of-way line of Basse Road (ROW) with the East line of Lot 36, N.C.B. 10115, John and Anthony Speers Subdivision as recorded in Volume 6100, Page 107, Deed and Plat Records, Bexar County, Texas, said "X" in concrete lies N 00°12'29" W, 5.67 feet from the Southeast corner of said Lot 36 as originally recorded in said Volume 6100, Page 107.

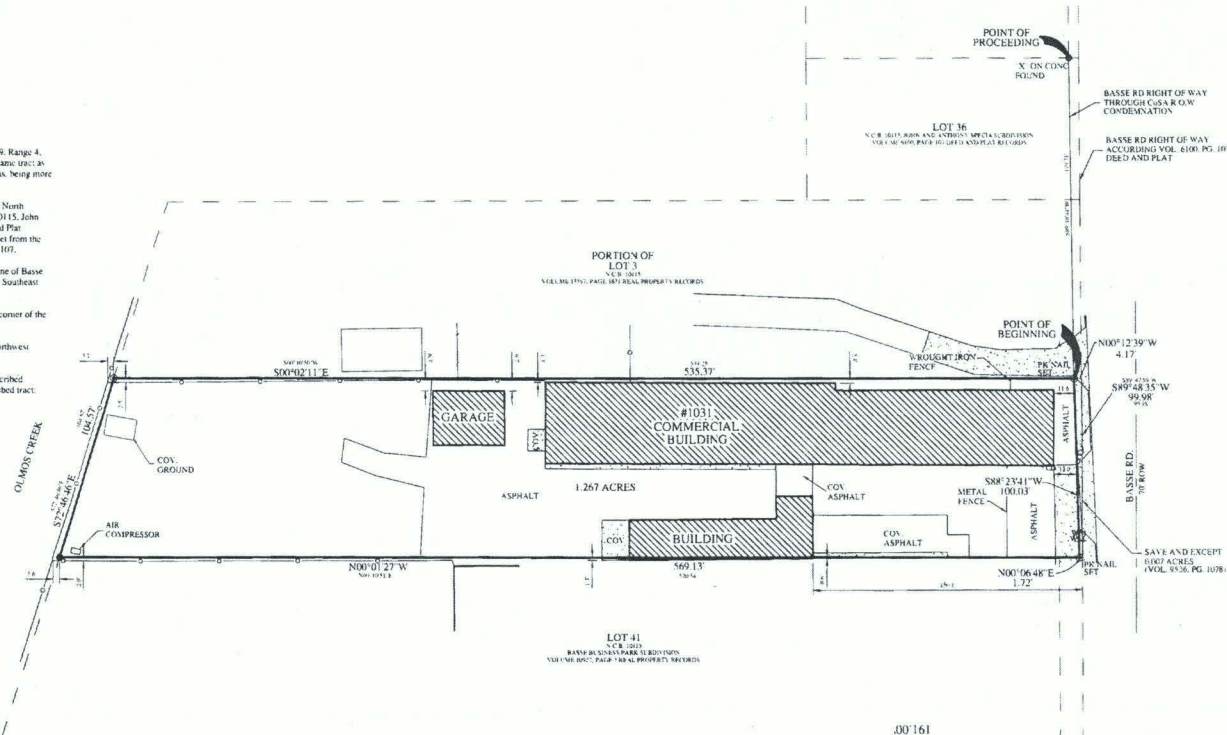
THENCE: S 89°14'44" W, 179.31 feet along the current North right-of-way line of Basse Road to a PK nail set marking the POINT OF BEGINNING and the Southeast corner of the herein described tract.

THENCE: S 89°48'35" W, 99.98 feet to a PK nail set marking the Southeast corner of the herein described tract.

THENCE: N 00°01'27" W, 570.87 feet to a 9" iron rod found marking the Northeast corner of the herein described tract.

THENCE: S 72°45'46" E, 104.57 feet to a set 9" iron rod with yellow cap inscribed ROSIN GRP 206 marking the Northeast corner of the herein described tract.

THENCE: S 00°02'11" E, 539.58 feet to the POINT OF BEGINNING.



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE AND CORRECTLY REPRESENTS THE PROPERTY HEREIN DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY, AS FAR AS THE SURVEYOR'S DUTY IS CONCERNED, CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, CHAPTER 131, ACTS, PASSED SEPTEMBER 1, 1909, AND AS AMENDED, AND THAT THE SURVEYOR IS NOT AWARE OF ANY OTHER SURVEY OF THE SAME TRACT OR PART THEREOF.

[Signature]



CHAIN LINK FENCE	UTILITY POLE	WOOD FENCE	TELEPHONE SERVICE
EIGHTHOLE	CONCRETE	SANITARY SEWER MANHOLE	PAVING MARKS
CONCRETE	TRANSFORMER	44" LINE CONDUIT	CIVIL ENGINEER
PIPE	IRON ROD SET WITH YELLOW CAP MARKED ROSIN GRP 206	12" IRON ROD SET WITH YELLOW CAP MARKED ROSIN GRP 206	WATER VALVE
PIPE	IRON ROD SET WITH YELLOW CAP MARKED ROSIN GRP 206	12" IRON ROD SET WITH YELLOW CAP MARKED ROSIN GRP 206	WATER VALVE

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1031 BASSE RD.
GF# 1326905-SHSA
DATED: SEPTEMBER 13, 2013

JOB NO: 2319-001-000
DATE: 09/27/13
FILE: 1031 BASSE
SHEET NUMBER
S1

Exhibit "B"