

AN ORDINANCE 2019-04-18-0341

**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 Lot A, Block 3, NCB 2978 from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop.

**SECTION 2.** 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 3.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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.

SG/lj  
04/18/2019  
# Z-8

CASE NO. Z-2019-10700038 CD

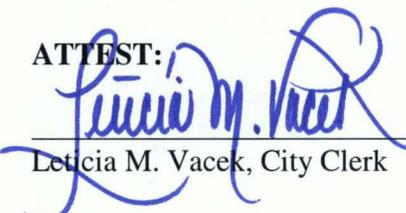
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective April 28, 2019.

**PASSED AND APPROVED** this 18<sup>th</sup> day of April 2019.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

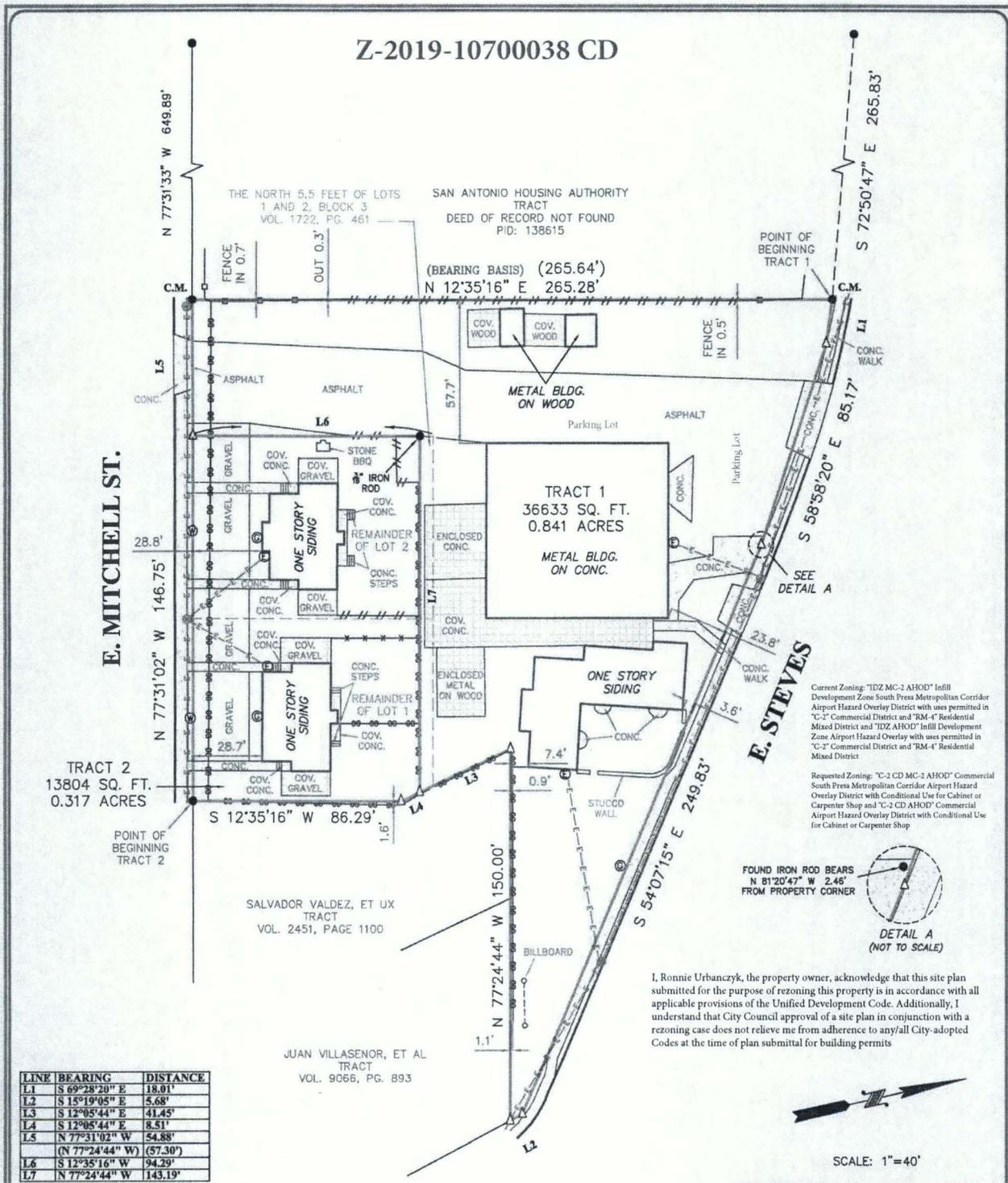
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-8 ( in consent vote: P-1, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11 )						
<b>Date:</b>	04/18/2019						
<b>Time:</b>	02:15:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700038 CD (Council District 3): Ordinance amending the Zoning District Boundary from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop on Lot A, Block 3, NCB 2978, located at 958 Steves Avenue. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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  
04/18/2019  
Item No. Z-8

# **EXHIBIT “A”**

Z-2019-10700038 CD



TRACT 2  
13804 SQ. FT.  
0.317 ACRES

TRACT 1  
36633 SQ. FT.  
0.841 ACRES

LINE	BEARING	DISTANCE
L1	S 69°28'29" E	18.01'
L2	S 15°19'05" E	5.68'
L3	S 12°05'44" E	41.45'
L4	S 12°05'44" E	8.51'
L5	N 77°31'02" W	54.88'
	(N 77°24'44" W)	(57.30')
L6	S 12°35'16" W	94.29'
L7	N 77°24'44" W	143.19'

JUAN VILLASENOR, ET AL  
TRACT  
VOL. 9066, PG. 893

SALVADOR VALDEZ, ET UX  
TRACT  
VOL. 2451, PAGE 1100

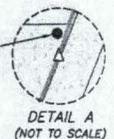
SAN ANTONIO HOUSING AUTHORITY  
TRACT  
DEED OF RECORD NOT FOUND  
PID: 138615

THE NORTH 5.5 FEET OF LOTS  
1 AND 2, BLOCK 3  
VOL. 1722, PG. 461

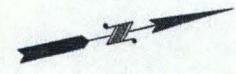
Current Zoning: "IDZ MC-2 AHOD" Infill  
Development Zone South Pecos Metropolitan Corridor  
Airport Hazard Overlay District with uses permitted in  
"C-2" Commercial District and "RM-4" Residential  
Mixed District and "IDZ AHOD" Infill Development  
Zone Airport Hazard Overlay with uses permitted in  
"C-2" Commercial District and "RM-4" Residential  
Mixed District

Requested Zoning: "C-2 CD MC-2 AHOD" Commercial  
South Pecos Metropolitan Corridor Airport Hazard  
Overlay District with Conditional Use for Cabinet or  
Carpenter Shop and "C-2 CD AHOD" Commercial  
Airport Hazard Overlay District with Conditional Use  
for Cabinet or Carpenter Shop

FOUND IRON ROD BEARS  
N 81°20'47" W 2.46'  
FROM PROPERTY CORNER



I, Ronnie Urbanczyk, 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 me from adherence to any/all City-adopted Codes at the time of plan submission for building permits



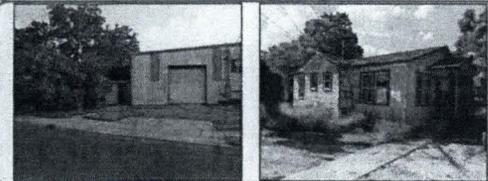
SCALE: 1"=40'

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

Exhibit "A"

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480229, Panel No. 0415-G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at: <http://www.fema.gov/index.shtml>.

FRM REGISTRATION NO. 1011700

LAND SURVEYORS, L.L.C.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
  - = 1/2" IRON ROD TO BE SET
  - = FIND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = WATER METER
  - ⊖ = POWER POLE
  - ⊕ = OVERHEAD ELECTRIC
  - ⊖ = ELECTRIC METER
  - ⊕ = GAS METER
- DRAWN BY: TS

**Property Address:**  
948 E. STEVES & 549 E. MITCHELL ST.

**Property Description:**

Tract 1: Being 0.823 acres of land, more or less, and being all of Lot A, Block 3, New City Block 2978, in the City of San Antonio, Bexar County, Texas, and being that same property described as Lot A in the Special Warranty Deed recorded in Volume 13984, Page 1624, Official Public Records, Bexar County, Texas, said 0.823 acres of land being more particularly described by metes and bounds attached hereto.

Tract 2: Being 0.335 acres of land, more or less, and being all of Lots 1 and 2, Block 3, New City Block 2978, in the City of San Antonio, Bexar County, Texas, and being that same property described in the Special Warranty Deed recorded in Volume 14165, Page 702 and that same property described in the Warranty Deed recorded in Volume 1722, Page 461, Official Public Records, Bexar County, Texas, said 0.335 acres of land being more particularly described by metes and bounds attached hereto.

**Owner:**  
UCC PROPERTIES, LTD.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095