

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 18th 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

Agenda Item:	Z-8 (in consent vote: P-1, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11)						
Date:	04/18/2019						
Time:	02:15:51 PM						
Vote Type:	Motion to Approve						
Description:	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.						
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				

EXHIBIT “A”

[illegible]

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 INFORMATION. FEMA, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE ON THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), identified as 16010C0210D, with Flood Zone AE, which is Dated 09/29/2010. By a portion of that FIRM, it appears that all or a section of the property may be in Flood Zone AE. _____, the undersigned, is not a FEMA Flood Insurance Rate Map (FIRM) specialist and did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's Flood Insurance Rate Map. I, therefore, DO NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may be different from the actual Flood Zone 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 can be found at <http://www.fema.gov/index.shtml>.

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
- E — = OVERHEAD ELECTRIC
- ⊖ = ELECTRIC METER
- ⊙ = GAS METER

 FIRM REGISTRATION NO.
1011700

**Westar
Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 1035 HELOTES, TEXAS 78023-1035
PHONE (210) 372-8500 FAX (210) 372-9999

G.F. NO.	1731227--SOSA	JOB NO.	78173	TITLE COMPANY:	INDEPENDENCE TITLE	DATE:	08/11/2017
----------	---------------	---------	-------	----------------	--------------------	-------	------------

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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 as Lots 1 and 2 in the Special Warranty Deed recorded in Volume 14105, Page 1702 and that same property described in the Warranty Deed recorded in Volume 1722, Page 1661, 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