

ORDINANCE 2019-06-06-0472

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 0.263 acres out of NCB 11260 from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and 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 that the following conditions shall be met to insure compatibility with the surrounding properties:

- A.** Hours of operation: Monday -Friday 10:00a.m.-6:00p.m., Saturday 10:00a.m.-3:00p.m. and closed on Sunday.

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 "A"** 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

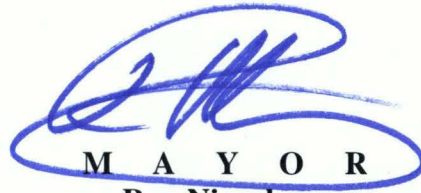
SG/lj
06/06/2019
Z-11 Amended


CASE NO. Z2019-10700064 CD

inspection.


SECTION 7. This ordinance shall become effective June 16, 2019.

PASSED AND APPROVED this 6th day of June, 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-11
Date:	06/06/2019
Time:	02:27:31 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE Z-2019-10700064 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.236 acres out of NCB 11260, located at 7326 New Laredo Highway. Staff and Zoning Commission recommend Approval, with Conditions.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				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				

EXHIBIT “A”

Z-2019-10700064 CD

Metes and Bounds Field Notes Description for
0.236 Acre Tract
May 9, 2019

Being a 0.236 acre tract (10,259 square feet) out of remaining portions of Lots 68 and 69, Block 3, New City Block (N.C.B.) 11260, Somerset Place Second Filing Subdivision as recorded in Volume 642, Page 20, Deed and Plat Records, Bexar County also being the same land described on Special Warranty Deed Volume 17699, Page 1428, Official Public Records, Bexar County, Texas conveyed to Marciano and Josefina J. Gonzalez and being more particularly described by the metes and bounds as follows:

COMMENCING: At a found 1/2" iron rod at the intersection of the north right-of-way (R.O.W.) line of Gracie Street (51.6' R.O.W.), and the east R.O.W. line of Masters Street also known as Lincoln Street (50.0' R.O.W.) and being the southwest corner of Lot 36, Block 1, N.C.B. 11261, Douglas Anderson Subdivision as recorded in Volume 1625, Page 278, Deed and Plat Records, Bexar County, Texas;

THENCE: North 06°20'55" East, 128.01 feet, along the east R.O.W line of said Masters Street to a set 1/2" iron rod with blue cap (GRE 3275) on the common northwest corner of Lot 34, Block 1, N.C.B. 11261, said Douglas Anderson Subdivision and the southwest corner of this tract for the **POINT OF BEGINNING**;

THENCE: North 06°15'56" East, 31.16 feet along the east R.O.W line of said Masters Street and the west line of this tract to a set 1/2" iron rod with blue cap (GRE 3275) on the south R.O.W. line of U.S. Highway 81 also known as New Laredo Highway (100' R.O.W.) for the northwest corner of this tract being described herein;

THENCE: North 50°29'19" East, 135.70 feet along the south R.O.W. line of said U.S. Highway 81 and the north line of this tract to a set 1/2" iron rod with blue cap (GRE 3275) on the common northwest corner of Lot 104, Block 3, N.C.B. 11260, Mejia Subdivision as recorded in Volume 9531, Page 150, Deed and Plat Records, Bexar County, Texas (formerly out of the remaining portion of said Lot 68) and this tract for the northeast corner of tract being described herein;

THENCE: The following courses and distances along the west line of said Lot 104 and the east line of this tract;

South 33°18'14" East, 34.06 feet to a set 1/2" iron rod with blue cap (GRE 3275) for an interior corner of this tract being described herein;

South 04°20'12" West, 102.72 feet to a set 1/2" iron rod with blue cap (GRE 3275) on the southwest common corner of said Lot 104 and this tract; same point being on the north line of said Lot 34 for the southeast corner of this tract being described herein;

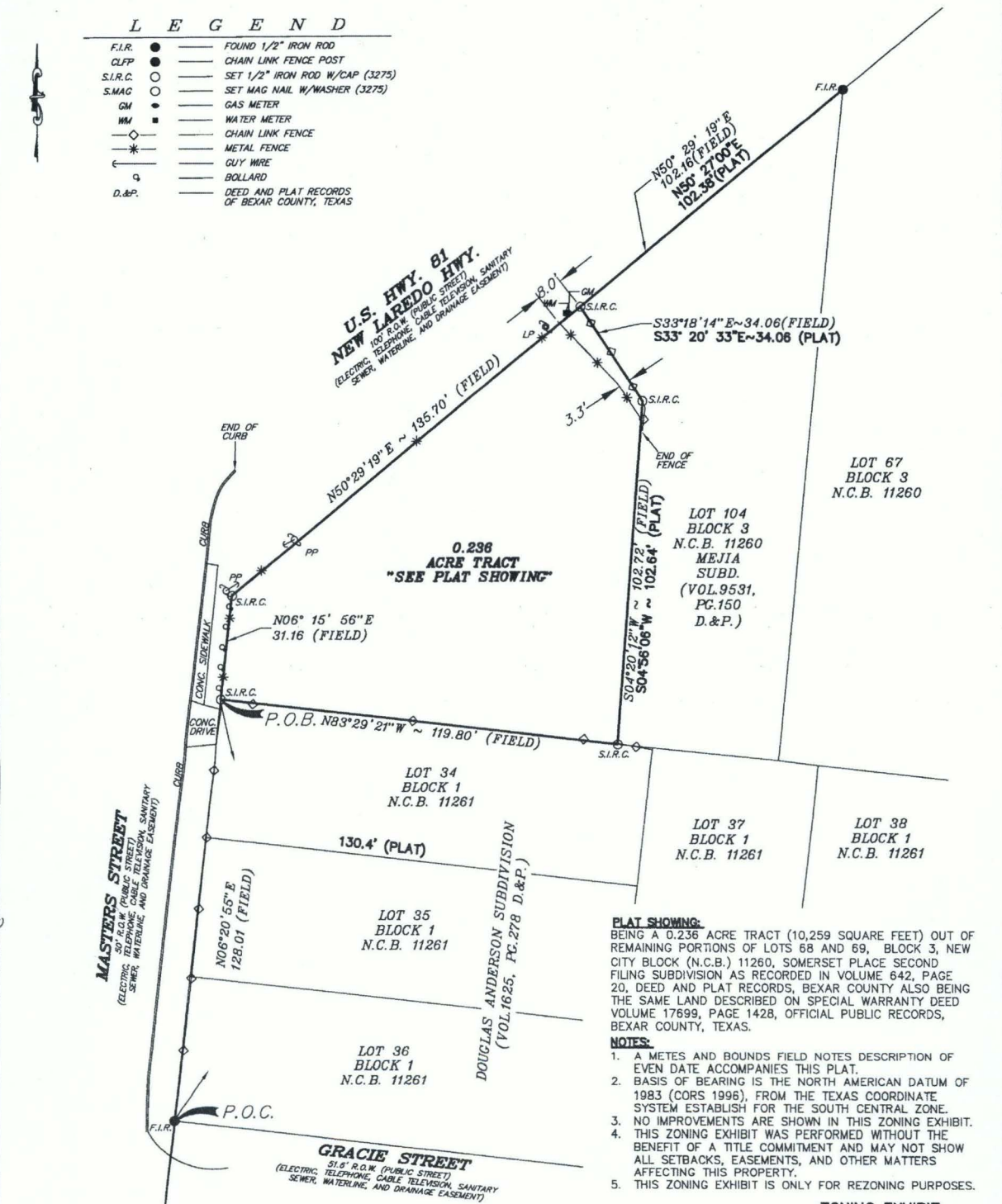
THENCE: North 83°29'21" West, 119.80' feet along the north line of said Lot 34 and the south line of this tract to the **POINT OF BEGINNING** and containing 0.236 acres (10,259 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on April 25, 2019.

Anibal A. Gutierrez Jr.
Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
TBPLS Firm Number 101337
FN 19-0337



Exhibit "A"

L E G E N D	
F.I.R.	FOUND 1/2" IRON ROD
CLFP	CHAIN LINK FENCE POST
S.I.R.C.	SET 1/2" IRON ROD W/CAP (3275)
S.MAG	SET MAG NAIL W/WASHER (3275)
GM	GAS METER
WM	WATER METER
—	CHAIN LINK FENCE
—	METAL FENCE
—	GUY WIRE
—	BOLLARD
D.&P.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SCALE: 1"=30' DATE OF SURVEY: 04/25/19 DRAWN BY: PL/SL COMPUTED BY: PL ZONING EXHIBIT CHECKED BY: AG

To: The Lender and/or Landowner and to ~
I, Anibal Augusto Gutierrez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.
Legal: 0.236 ACRE TRACT "SEE PLAT SHOWING"
Addition or Subdivision: SOMERSET PLACE, SECOND FILING
Volume: 642, Page: 20 of the DEED & PLAT records of BEXAR County, Texas.
Owner: MARCIANO AND JOSEFINA GONZALEZ
Address: 7326 NEW LAREDO HIGHWAY, SAN ANTONIO, TX 78211



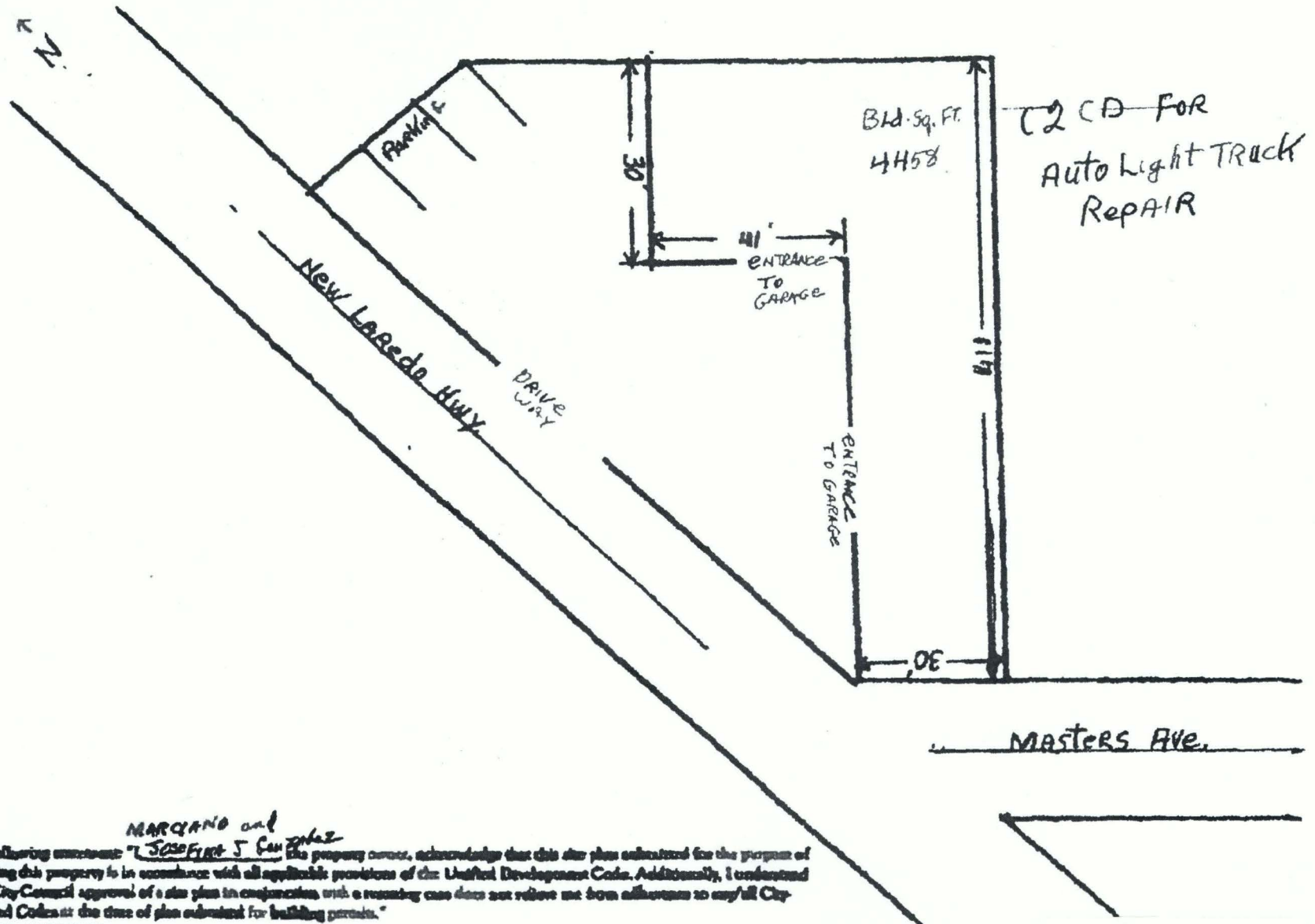
GE Reaves Engineering (FIRM NO. 101337)
5250 Callaghan Road
San Antonio, Texas 78228
Ph: (210)490-4506 Fax: (210)490-4812

Anibal A. Gutierrez Jr. 5-9-19
Registered Professional Land Surveyor
JOB NO. 19-0337

EXHIBIT “B”

0.236 acres out of NCB 11260
 Rezoning from: C-2
 To: C-2 CD for Auto and Light Truck Repair

Z 2019-10700064CD



MARCIANO and
 JOSEFINA J. CANIZAS
 The following statement: "JOSEFINA J. CANIZAS, 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 submitted for building permits."

Exhibit "B"