

ORDINANCE 2019-08-08-0622

**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 0.735 acres out of NCB 35733 from "R-20 GC-1 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Motor Vehicle Sales (Full-Service).

**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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.

- B. All outdoor light fixtures shall utilize downward lighting practices (full-cutoff fixtures).
- C. No more than 125 vehicles may be kept on the property at any given time.

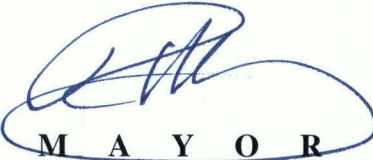
**SECTION 5.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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.

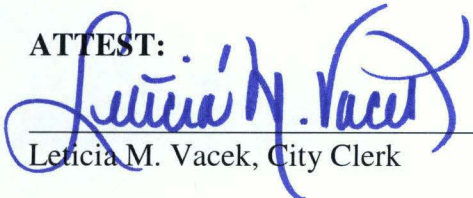
**SECTION 7.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 8.** This ordinance shall become effective August 18, 2019.


**PASSED AND APPROVED** this 8<sup>th</sup> day of August, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
For Andrew Segovia, City Attorney





STATE OF TEXAS §  
COUNTY OF BEXAR §

BEING A 0.735 ACRE TRACT OF LAND OUT NEW CITY BLOCK 35733, BEING OUT OF TRACT 7 OF THE TRAYLOR SUBDIVISION, RECORDED IN VOLUME 980, PAGE 238 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT SAME 0.737 ACRE TRACT OF LAND CONVEYED TO THERESA D. LEAL, ET AL, BY DEED RECORDED IN VOLUME 16907, PAGE 782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found in the north right-of-way line of Oak Drive (55 foot wide right of way) for the southeast corner of that certain 1.00 acre tract of land conveyed to Jose G. Flores and Susie C. Flores by deed recorded in Volume 1131, Page 1471 of the Official Public Records of Bexar County, Texas, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE, N 00°23'56" W** (N 00°04'25" W per deed), leaving the north right-of-way line of Oak Drive, with the west line of said 1.00 acre tract, a distance of **296.07 feet** (296.10 feet per deed) to a 1/2" iron rod found in the south line of Lot 5, New City Block 18337, KLS-10 according to the map or plat thereof recorded in Volume 9652, Page 219 of the deed and plat records of Bexar County, Texas for the northeast corner of said 1.00 acre tract, same being the northwest corner of this herein described tract;

**THENCE, N 89°57'41" E** (S 89°46'00" E per deed), with the south line of said Lot 5, a distance of **108.34 feet** (108.56 feet per deed) to a 1/2" iron rod found for the northwest corner of Lot 4, New City Block 18337, KVV-10, according to the map or plat thereof recorded in Volume 9632, Page 126 of the Deed and Plat Records of Bexar County, Texas, same being the northeast corner of this herein described tract;

**THENCE, S 00°19'31" E** (S 00°00'00" E per deed), leaving the south line of said Lot 5, with the west line of said Lot 4, a distance of **295.97 feet** (296.10 feet per deed) to a 1/2" iron rod set in the north right-of-way line of Oak Drive for the southeast corner of this herein described tract;

**THENCE, S 89°54'29" W** (N 89°46'00" W per deed) with the north right-of-way line of Oak Drive, a distance of **107.96 feet** (108.18 feet per deed) to the **POINT OF BEGINNING** of this herein described tract, containing 0.735 of one acre (32,014 square feet) of land, more or less with in these metes and bounds.

Exhibit "A"

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

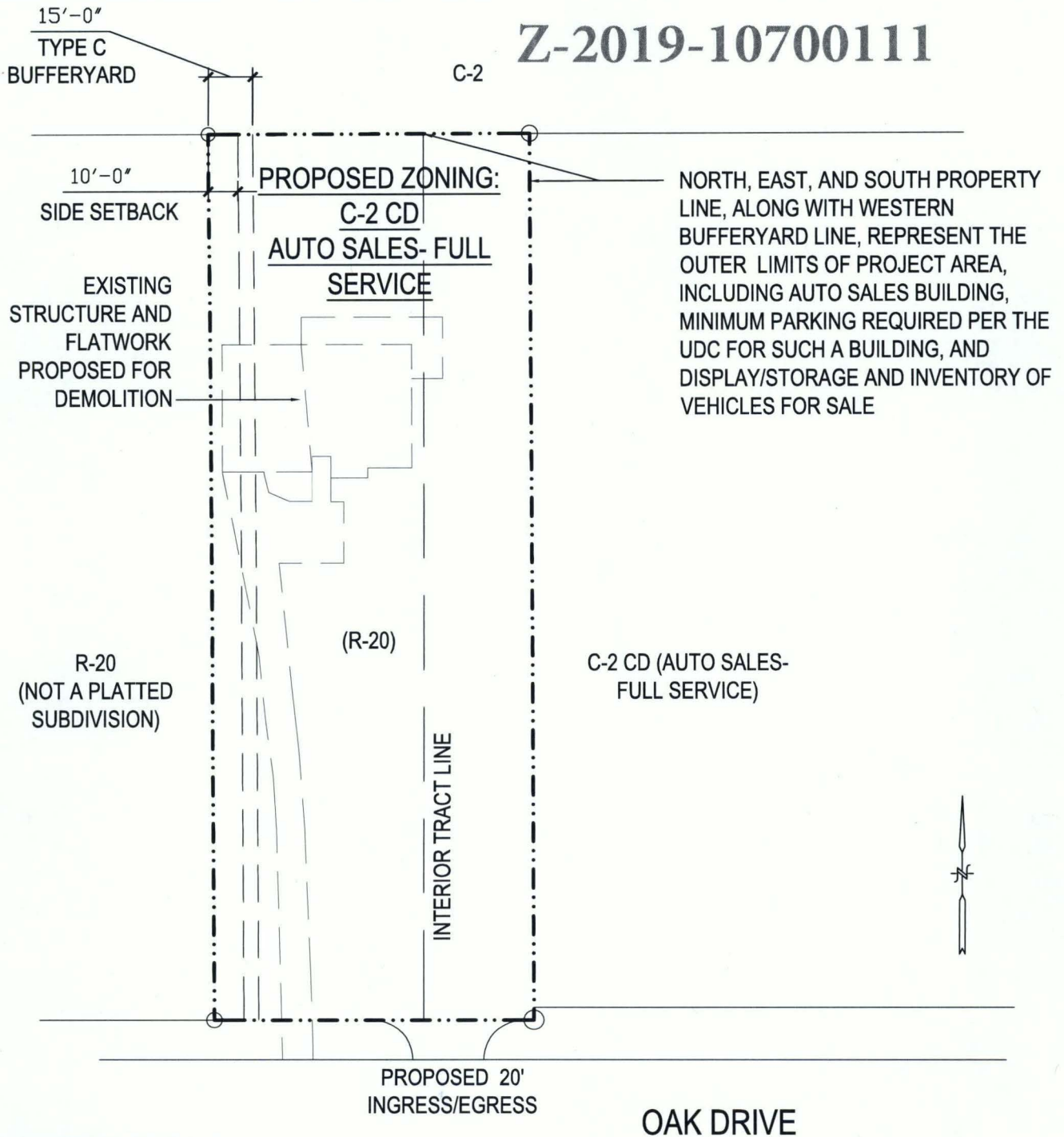


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Caesar A. Garcia  
RPLS No. 5904  
June 1, 2018



# Z-2019-10700111



- PROPERTY: 0.735 AC ( 32,014 S.F.)
- LEGAL DESCRIPTION: PORTION OF NCB 35733, LOT 7
- CURRENT ZONING: R-20 GC-1 MSAO-1 MLOD-1 MLR-1
- REQUESTED ZONING: C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1 (CONDITIONAL USE FOR AUTO SALES- FULL SERVICE)
- IMPERVIOUS COVER: UP TO 32,000 S.F.
- REQUIRED PARKING: 1/500 GFA. 26 REQUIRED, MORE THAN DOUBLE PROVIDED

I, Clarence J. Kahlig, II, 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 submittal for building permits.

## SITE PLAN FOR 6985 OAK DRIVE

SCALE: 1" = 50'

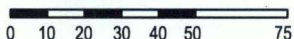


Exhibit "B"