

ORDINANCE 2020-04-02-0231

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.

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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 0.2599 acres out of NCB 6615 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication.

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 specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect 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 outside storage.

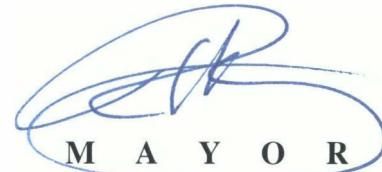
SECTION 5. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 April 12, 2020.

PASSED AND APPROVED this 2nd day of April, 2020.



M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

April 02, 2020

Item: Z-2

Enactment Number:

File Number: 20-2620

2020-04-02-0231

ZONING CASE Z-2020-10700021 S (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 0.2599 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Denial. Zoning Commission recommends Approval with a Condition.

Councilmember Roberto C. Treviño made a Motion to Approve with Condition. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Cabello
Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Andrews-Sullivan

SG/lj
04/02/2020
Item No. Z-2

EXHIBIT “A”

FIELD NOTES

For

0.2599 Acre of Land

102 Jon Ann

San Antonio, Bexar County, Texas

All that certain 0.2599 acre of land, more or less, out of Lot 21 and Lot 22, Block 1, New City Block 6615, Weaver Subdivision, being a re-subdivision of N.C.B. 6615 thru 6620 out of the original subdivision known as Montezuma in the City of San Antonio, Bexar County, Texas, said Weaver Subdivision is recorded in Vol. 2222, Pg. 84 of the Deed and Plat Records of Bexar County, Texas, said 0.2599 acre tract is the same tract described in a Deed recorded in Vol. 5542, Pg. 1004 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING At a point in the east Right-of-Way of Jon Ann Street being the Southwest corner of said Lot 22 for the Southwest corner of this tract;

THENCE N 03°58'57" W, 50.00 feet along the East Right-of-Way of Jon Ann Street, passing the common corner between Lot 22 and Lot 21 and continuing a total distance of 100 feet to the Northwest corner of Lot 21 and the Northwest corner of this tract;

THENCE N 86°01'03" E, 96.21 feet along the North line of Lot 21 to a point for the Northeast corner of this tract;

THENCE S 11°14'00" E, 50.40 feet across Lot 21 and Lot 22, passing the common line between Lot 21 and Lot 22 and continuing a total distance of 120.51 feet to a point in the South line of Lot 22 for the Southeast corner of this tract;

THENCE N 84°01'45" W, 113.13 feet along the South line of Lot 22 to the **POINT OF BEGINNING**, containing 0.2599 acre of land, more or less.

S. B. Shrestha

S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22011869
January 13, 2020



Exhibit "A"

SG/lj
04/02/2020
Item No. Z-2

EXHIBIT “B”

Z2020-10700021 S

Rezoning
From: "I-1"
To: "I-1 S" with a
Specific Use
Authorization for
Metal Products -
Fabrication

Te "A" 1,800
 e "B" 110
 E "C" 2,100
 e "D" 2,300
 E "E" 3,920
 W/S
 E "A" and "B" 204
 10, ...

Warehouse/Storage
Suite

~ 3,920 sq ft

Warehouse
Suite
~ 2,300 sq ft

Suite "C"
WAREHOUSE

Suite "C"
~ 2,100 sq ft

Office
Suite "D"

SHARED
Bathroom
"B" and "E"

Suite
102
~ 1,100 sq ft

Bathroom
Suite "C"

Suite
~ 1,800 sq ft
"X" (A)

Office
Suite "C"

Office
11'

Office
11'

Office
11'

Office
12'

Office
11'

Office
15'

(C)

CULEBRA STREET

ASSIGNED

PARKING AREA

APPROVED
by VALERIE HUERTA at 10:30 am, Jul 15, 2019

An addressing plan has been created for this building to ensure the suite numbers are in accordance with the City of San Antonio's addressing policies. Please note that the addressing plan will take effect when new tenants move in, they will then take the proposed suite number based on where their main entrance to the space falls within the addressing plan. Any permit submitted for this building shall require the review and approval of the Addressing staff.

Exhibit "B"
102 JON ANN ST

Overhead door
→ entrance/exterior door