

ORDINANCE 2020-09-03-0619

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 0.50 acres out of CB 4005A from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Motor Vehicle Sales.

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.

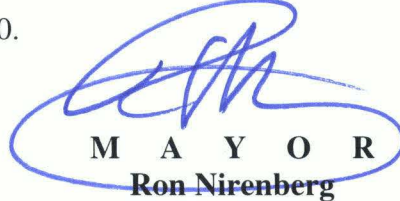
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 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 inspection.


SECTION 7. This ordinance shall become effective September 13, 2020.

PASSED AND APPROVED this 3rd day of September 2020.



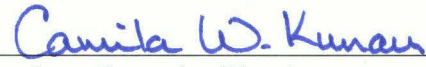
M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council
September 3, 2020

Item: Z-8

Enactment Number:
2020-09-03-0619

| NAME | MOTION | SECOND | ABSTAIN | AYE | NAY | ABSENT |
|--|--------|--------|---------|-----|-----|--------|
| Roberto Treviño Council District 1 | | | | ✓ | | |
| Jada Andrews-Sullivan Council District 2 | | | | ✓ | | |
| Rebecca Viagran Council District 3 | | | | ✓ | | |
| Adriana Rocha Garcia Council District 4 | | | | ✓ | | |
| Shirley Gonzales Council District 5 | | | | ✓ | | |
| Melissa Cabello Havrda Council District 6 | | | | ✓ | | |
| Ana Sandoval Council District 7 | | | | ✓ | | |
| Manny Pelaez Council District 8 | | ✓ | | ✓ | | |
| John Courage Council District 9 | ✓ | | | ✓ | | |
| Clayton Perry Council District 10 | | | | ✓ | | |
| Ron Nirenberg Mayor | | | | ✓ | | |

Comments:

Office of the City Clerk

SG
09/03/2020
Item No. Z-8

Exhibit “A”



Z2020-10700147 S

METES AND BOUNDS DESCRIPTION
FOR A
0.500 ACRE TRACT OF LAND
"ZONING"

BEING a 0.500 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being all of Lot 6, Block 1, City Block 4005A, Zarzamora Park Subdivision, as recorded in Volume 9507, Page 223, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Milton & Sandra Lima as recorded in Document No. 20180191120, of the Official Public Records of Bexar County, Texas, and said 0.500 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northerly R.O.W. line of Walsh Road (60' R.O.W.) and being the Southwesterly corner of Lot 7 of said Zarzamora Park Subdivision, the Southeasterly corner of said Lot 6, and being the most Southeasterly corner of this herein described tract of land;

THENCE with the Northerly R.O.W. line of said Walsh Road, and with the Southerly line of said Lot 6, N 80° 29' 52" W, a distance of 191.49 feet to a point for the Southeasterly corner of Lot 5 of said Zarzamora Park Subdivision, and being the Southwesterly corner of said Lot 6;

THENCE departing said Walsh Road, and with the common line of said Lot 5 and Lot 6, Zarzamora Park Subdivision, N 09° 30' 08" E, a distance of 650.55 feet to a point in the Southerly line of Lot 18 Zarzamora Park Subdivision, for the Northeasterly corner of said Lot 5 and being the Northwesterly corner of said Lot 6, the Northwesterly corner of this herein described tract of land;

THENCE departing said Northwesterly corner of said Lot 6, and with the Southeasterly line of said Lot 18, N 72° 11' 59" E, a distance of 121.65 feet to a point for the common corner of said Lot 18, the Southerly corner of Lot 17, the Southwesterly corner of Lot 9, and being the most Northerly corner of said Lot 6, the most Northerly corner of this herein described tract of land;

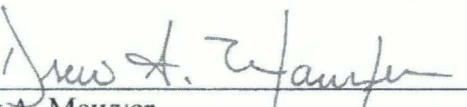
THENCE departing said Northerly corner of said Lot 6, and with the Southwesterly line of said Lot 9, S 32° 42' 11" E, a distance of 124.41 feet to a point for the Northeasterly corner of said Lot 6, and being the Northeasterly corner of this herein described tract of land;

Exhibit "A"

THENCE departing the Southwesterly line of Lot 9, and with the common line of said Lot 7 and Lot 6, S 09° 30' 09" W, a distance of 614.40 feet to the POINT OF BEGINNING, and containing a 0.500 acre tract of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

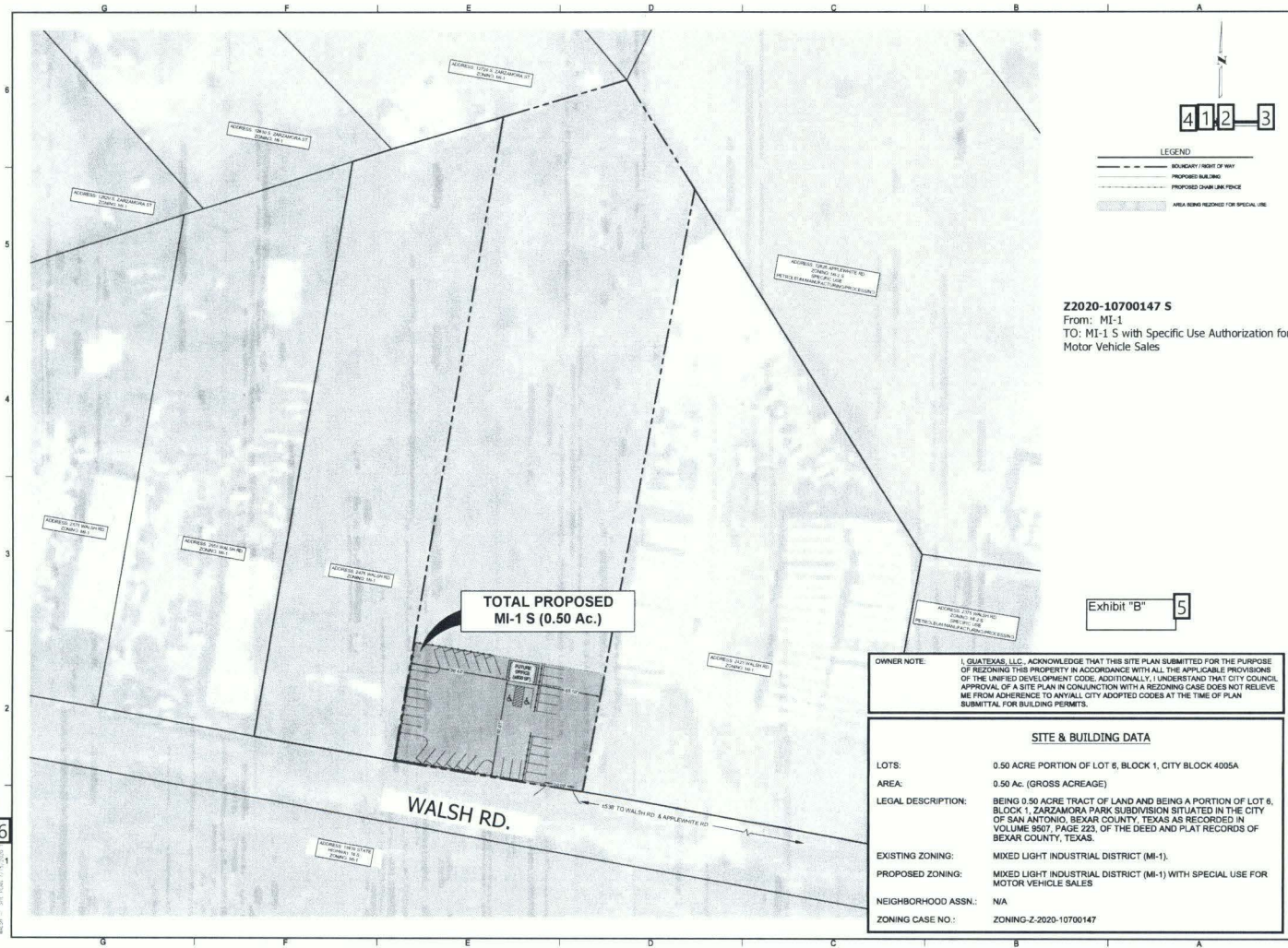
Bearings based on the North Right-Of-Way line of Walsh Road as shown on plat of Zarzamora Park Subdivision as recorded in Volume 9507, Page 223 of the Deed and Plat Records of Comal County, Texas.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD370-2455 Walsh Rd ZONING- 061720



SG
09/03/2020
Item No. Z-8

Exhibit “B”



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



PROJECT: WALSH AUTOMOTIVE
 2455 WALSH ROAD
 SAN ANTONIO, BEXAR COUNTY, TEXAS

SHEET TITLE: MIXED LIGHT INDUSTRIAL SITE PLAN WITH SPECIAL USE

EXH 1 OF 1