

ORDINANCE

2020-08-20-0588

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 1.514 acres out of NCB 17365 from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay with Conditional Use for Construction Trades Contractors District.

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. Shall follow Chapter 21, Noise Ordinance.
- B. Shall install 90-100' feet of new vegetation per the amended site plan to be planted in mid-October with non-invasive species as per the UDC recommended Plant List.

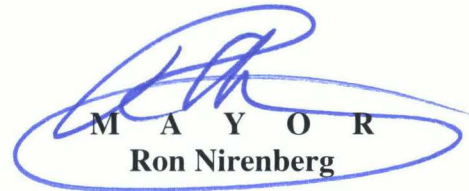
SECTION 5. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 30, 2020.


PASSED AND APPROVED this 20th day of August, 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
August 20, 2020

Item: Z-28

Enactment Number:
2020-08-20-0588

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: APPROVED WITH CONDITIONS WITH AMENDED SITE PLAN

Office of the City Clerk

Zoning Description of

1.514 Acres out of the Louis Kneipp Survey No. 11, Abstract 391, New City Block 17365, City of San Antonio, Bexar County, Texas

Description of a 1.514 acre tract of land with the corporate limits of the City of San Antonio, Bexar County, Texas, being the south 100 feet of a 4.4304 acre tract out of the Louis Kneipp Survey No. 11, Abstract No. 391, New City Block 17365, Bexar County, Texas as conveyed to Addrey LLC by warranty deed dated January 1, 2016 and recorded in Volume 17642, Page 977, of the Real Property Records of Bexar County, Texas, in all said 1.514 acre tract of land being more particular described as follows:

BEGINNING at a ½ inch iron rod found with Precision Surveyors cap at the southwest corner of said 4.4304 acre tract for the southwest corner and POINT OF BEGINNING of this tract of land,

THENCE, along the west of line of said 4.4304 acre tract, North 00° 35' 07" West, 100.00 feet to a point at the northwest corner of this tract and from which a ½ inch iron rod found with Precision Surveyors cap at the northwest corner of said 4.4304 acre tract bears, North 00° 35' 07" West, 81.74 feet,

THENCE, across said 4.4304 acre tract, North 89° 55' 40" East, 655.93 feet to a point on the east line of said 4.4304 acre tract for the northeast corner of this tract and from which a ½ inch iron rod found with Precision Surveyors cap at the northeast corner of said 4.4304 acre tract bears, North 04° 52' 28" West, 295.30 feet,

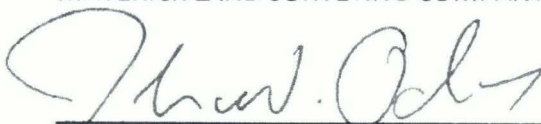
THENCE, along said east line, South 04° 52' 28" East, 100.35 feet to a 1/2 inch iron rod found with Precision Surveyors cap at the southeast of said 4.4304 acre tract and southeast corner of this tract,

THENCE, along the south line of said 4.4304 acre tract, South 89° 55' 40" West (bearing basis said Volume 17642, Page 977, Real Property Records), 663.44 feet to the POINT OF BEGINNING.

CONTAINING in all 1.514 acres or 65,968 square feet of land, more or less. Described in accordance with a survey of 4.4304 acre tract and is accompanied by an exhibit found on page 2. The direction control line for this description and exhibit is the line between the ½ inch iron rods found with Precision caps at the southeast and southwest corners of said 4.4304 acre tract.



MAVERICK LAND SURVEYING COMPANY


Jacob W. Oder, Texas R.P.L.S. No. 5846
2-17-2020

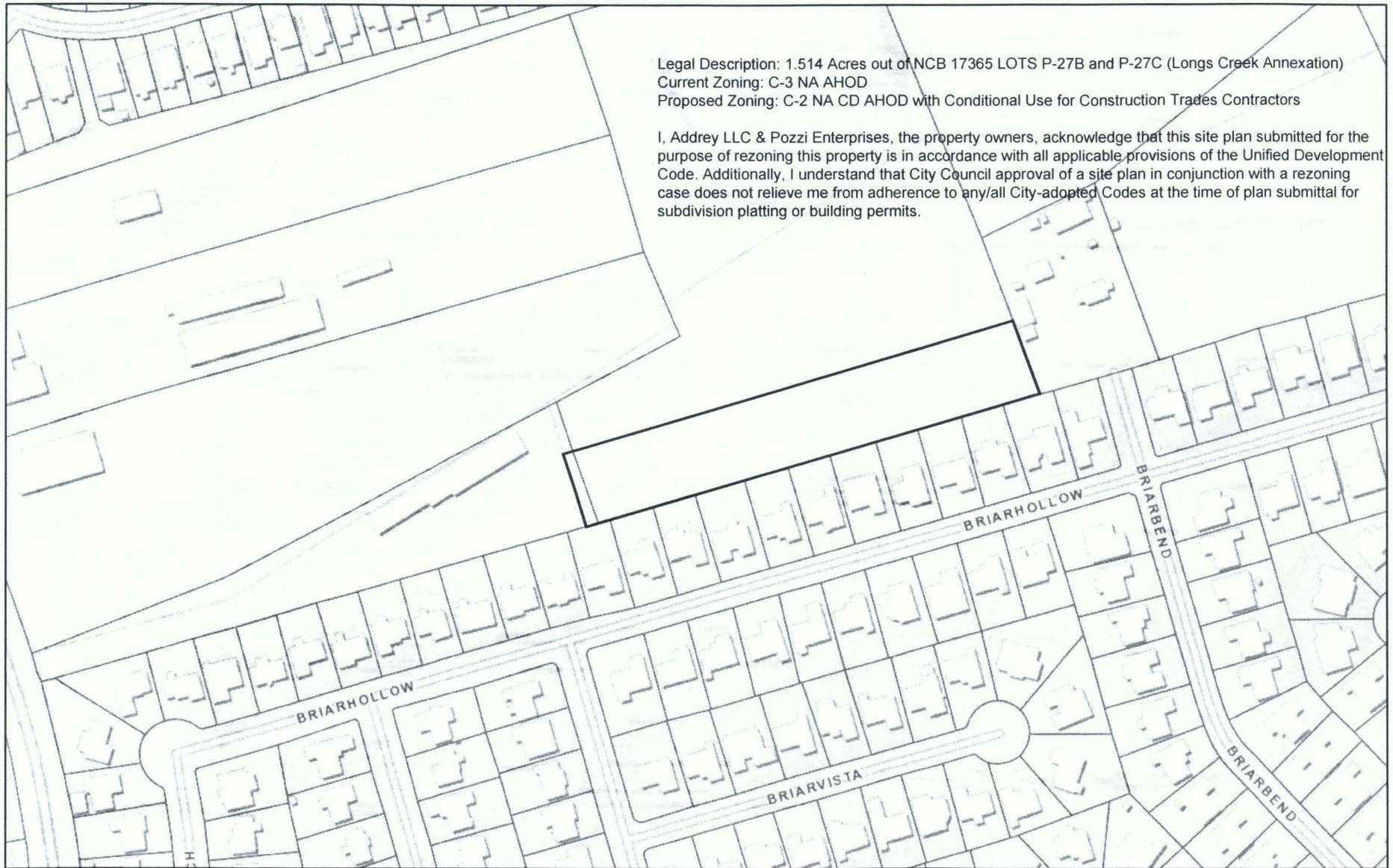


Exhibit "B"

Subject Property

Proposed Outdoor Storage of Materials and Equipment/Overflow Parking (61,000 SF)

Existing Ingress/Egress

