

AN ORDINANCE 2009-01-15-0050

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 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 0.14 acres out of Lot 1 and Lot 2, Block 3, NCB 7605 from "I-1 RIO-5" General Industrial River Improvement Overlay District-5 to "C-2NA CD RIO-5" (CD- Auto Repair Facility) Commercial Nonalcoholic Sales River Improvement Overlay District-5 with a Conditional Use for an Auto Repair Facility.

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. The outside storage of disabled vehicles and/or discarded automobile parts and supplies shall not be allowed.
- B. All vehicles located on the subject property must be currently licensed.

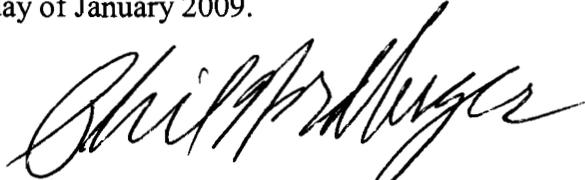
- C. No storage of junk vehicles shall be allowed.
- D. No vehicles shall be kept on premise for more than 30 days.
- E. All on-site lighting shall be directed onto the site using 90 degree or less cut-off fixtures.
- F. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.

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 January 25, 2009.

PASSED AND APPROVED this 15th day of January 2009.



M A Y O R
PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:



City Attorney
For

Z2009019 CD

SEGUIN & ASSOCIATES
Surveying & Mapping Co.

STATE REG. PUBLIC SURVEYOR
No. 1776

P.O. BOX 17241
SAN ANTONIO, TEXAS 78217
836-8871

FIELD NOTES

All that certain parcel of land containing 0.14 acres being a portion of lots 1 and 2, Block 3, N.C.B. 7605 of the Crestholme Addition according to plat of record in Volume 105, Page 163 of the Deed and Plat records of Bexar Co., Texas; said 0.14 acres being more particularly described as follows:

BEGINNING at an iron pipe found at the intersection of the South R.O.W. line of Monticello Court with the Northeast R.O.W. line of South Presa Street for the Northwest corner of this parcel being herein described.

THENCE In an Easterly direction with the South R.O.W. line of Monticello Court a distance of 105.8' to an iron pin found at the Northeast corner of lot 2, for the Northeast corner of this parcel.

THENCE with an interior angle to the left of 90 deg. 00 min. 00 sec. following the East line of lot 2, a distance of 51.9' to an iron pin found for the Southeast corner of this parcel.

THENCE with an interior angle to the left of 118 deg. 35 min. 57 sec. going across lots 1 and 2 a distance of 68.54' to an iron pin found on the Northeast R.O.W. of South Presa Street, said pin being located 62.8' from in a Northwesterly direction from the intersection of the North line of a 15' Alley with the Northeast R.O.W. line of South Presa Street, for the Southwest corner of this parcel.

THENCE with an interior angle to the left of 89 deg. 42 min. 23 sec. following the Northeast R.O.W. line of South Presa Street a distance of 96.21' to the Place of Beginning for this 0.14 acre parcel.

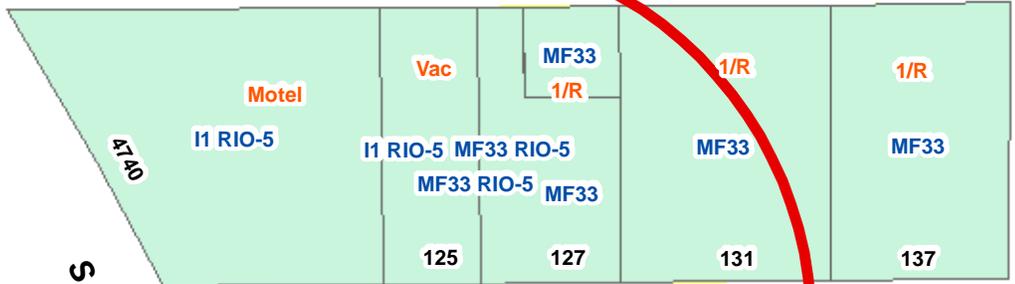
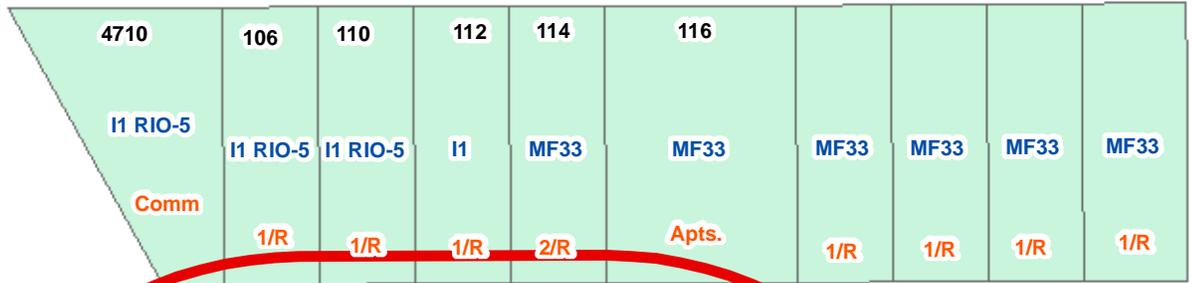
Goes with
Deed @ 3595/1332

Job #18063
January 2nd, 1986

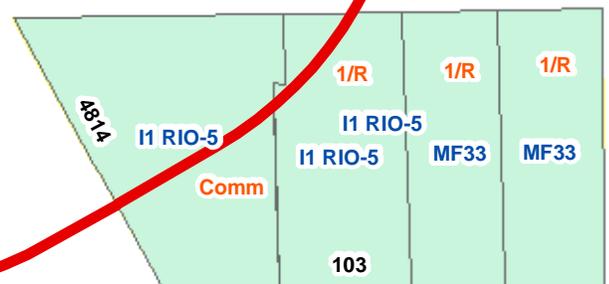
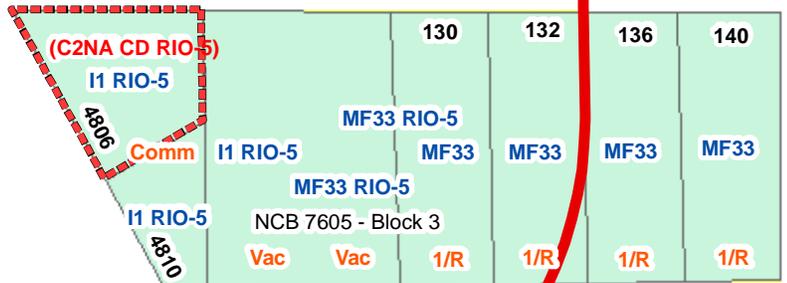
EXHIBIT A

I1 RIO-5 I1 RIO-5 I1 RIO-5 MF33 MF33 MF33 MF33 MF33

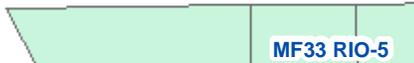
Stratford Court



Monticello Court



MT Vernon Court



Zoning Case Notification Plan

Case Z2009-019 CD

Council District 3
 Scale: 1" approx. = 100'
 Subject Property Legal Description(s): .14 acres out of Lots 1 & 2 NCB 7605 Blk 3

Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning I1 RIO-5
- Requested Zoning Change (C2NA CD RIO-5)
- 100-Year FEMA Floodplain

