SG/lj
06/02/2016
Z-19

CASE NO. Z2016139

AN ORDINANCE 2016-06-02-0428

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 2.459 acres out of NCB 15678 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash.

SECTION 2. A description of the property is attached as Attachment "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 Attachment "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 June 12, 2016.

PASSED AND APPROVED this 2nd day of June 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-19 (in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19)**
Date:	06/02/2016
Time:	02:09:06 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016139 S (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 2.459 acres out of NCB 15678, located at 3724 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

KFW
SURVEYING

FIELD NOTES
FOR
A 2.459 ACRE TRACT

A **2.459 acre** tract of land, situated in the City of San Antonio, out of the Loui Kneipp Survey No. 11, Abstract No. 391, Bexar County, Texas, now in New City Block (N.C.B.) 15678 and being a portion of a called 3.273 acre tract of land conveyed to Elmer's Icehouse, LLC. of record in Volume 15473, Page 476 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod in the northwest right-of-way line of Wetmore Road, a variable width right-of-way and for the south corner of the 3.273 acre tract, from which a found 1/2" iron rod in the northwest right-of-way line of Wetmore Road and for the south corner of a 0.099 acre tract conveyed to GTP Towers IV, LLC. of record in Volume 17029, Page 2415 of the Official Public Records of Bexar County, Texas bears, S 35° 43' 29" W, a distance of 665.86 feet;

THENCE: N 48° 43' 59" W, departing the northwest right-of-way line of Wetmore Road and along and with the common lines of Lot 13, Block 1, New City Block (NCB) 15678, Crysamb Subdivision, a plat of record in Volume 9558, Page 77 of the Deed and Plat Records of Bexar County, Texas and the 3.273 acre tract, a distance of 177.47 feet to a point for the south corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE: **N 48° 43' 59" W**, continuing along and with the common lines of Lot 13 and the 3.273 acre tract, a distance of **476.53 feet** to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" in a southeast line of Lot 7, Block 3, NCB 15678, Thousand Oaks Business Park Unit 2, a plat of record in Volume 9674, Page 15 of the Deed and Plat Records of Bexar County, Texas, for the north corner of Lot 13, the west corner of the 3.273 acre tract and the tract described herein;

THENCE: N 35° 40' 29" E, along and with the common lines of Lot 7 and the 3.273 acre tract, a distance of **220.93 feet** to a found 1/2" iron rod in the southwest right-of-way line of Thousand Oaks, a variable width right-of-way, for the north corner of the 3.273 acre tract and the tract described herein;

THENCE: S 48° 43' 59" E, along and with the southwest right-of-way line of Thousand Oaks and the northeast line of the 3.273 acre tract, a distance of **497.61 feet** to a set 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the northeast corner of the remainder of the 3.273 acre tract and the tract described herein;

THENCE: S 41° 08' 56" W, departing the southwest right-of-way line of Thousand Oaks and along and with the northwest line of Lot 2, Block 1, NCB 15678, Haag & Slavin Subdivision, a plat of record in Volume 9509, Page 65 of the Deed and Plat Records of Bexar County, Texas, passing a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the west

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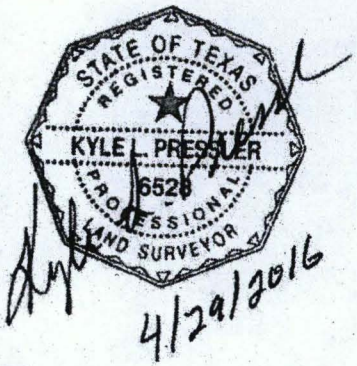
Attachment "A"

corner of Lot 2 at a distance of 174.48 feet and into and across the 3.273 acre tract for a total distance of **219.88 feet** to the **POINT OF BEGINNING** and containing **2.459 acres** or 107,114 square feet, more or less, in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"This document was prepared under 22TAC663.21, 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."



Job No.: 15-158
Prepared by: KFW Surveying
Date: April 29, 2016
File: S:\Draw 2015\15-158 AECOM T151\DOCS\FN – 2.459 AC-ZONING.docx

Attachment "A"

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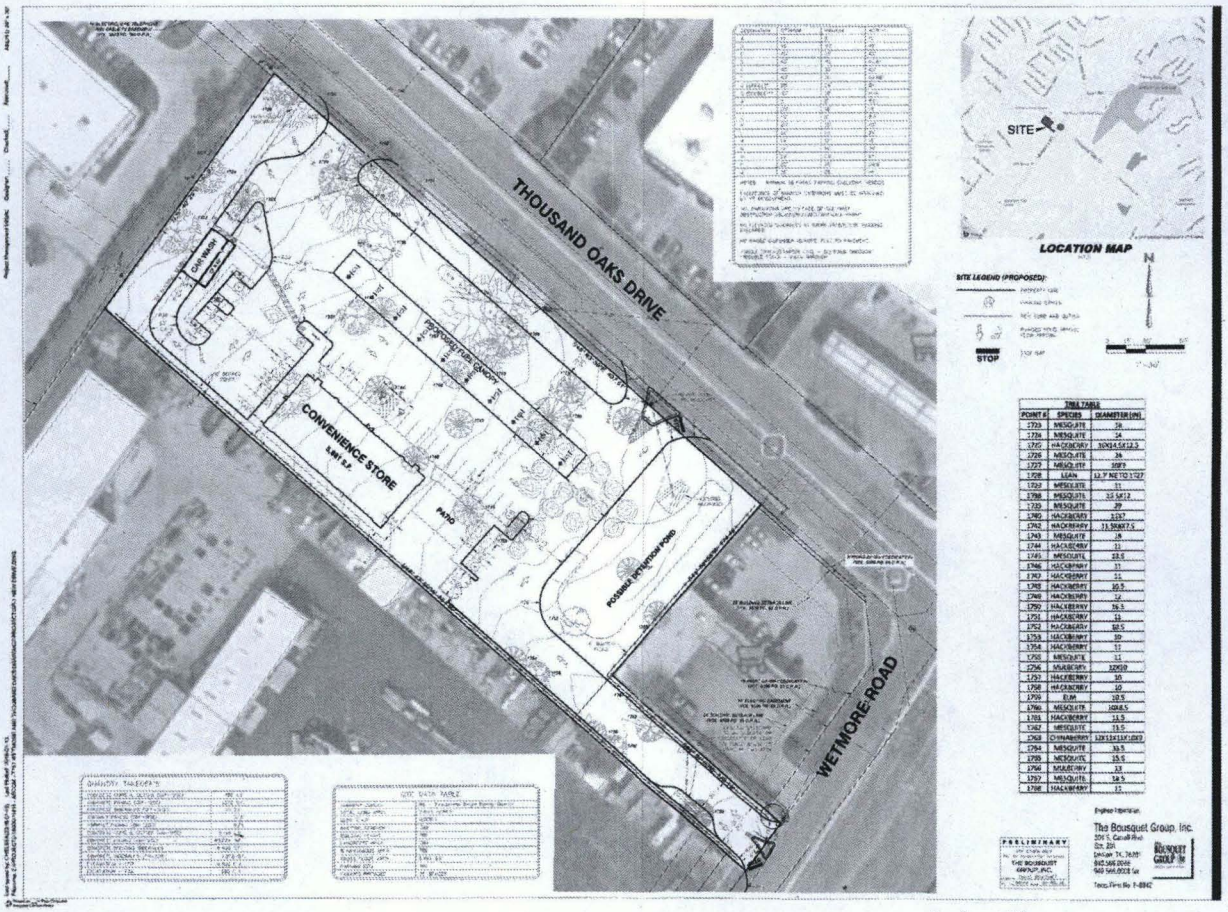
Z2016139



TREE TABLE		
POINT #	SPECIES	DIAMETER (IN)
1723	MESQUITE	16
1724	MESQUITE	14
1725	HACKBERRY	10X14.5X12.5
1726	MESQUITE	26
1727	MESQUITE	10X9
1728	LEAN	12.3' NE TO 1727
1729	MESQUITE	11
1730	MESQUITE	13.5X12
1731	MESQUITE	29
1740	HACKBERRY	11X7
1742	HACKBERRY	11.5X8X7.5
1743	MESQUITE	18
1744	HACKBERRY	11
1745	MESQUITE	22.5
1746	HACKBERRY	11
1747	HACKBERRY	11
1748	HACKBERRY	10.5
1749	HACKBERRY	12
1750	HACKBERRY	16.5
1751	HACKBERRY	11
1752	HACKBERRY	10.5
1753	HACKBERRY	10
1754	HACKBERRY	11
1755	MESQUITE	11
1756	MULBERRY	12X10
1757	HACKBERRY	10
1758	HACKBERRY	10
1759	ELM	10.5
1760	MESQUITE	10X8.5
1761	HACKBERRY	11.5
1762	MESQUITE	13.5
1763	CHINABERRY	12X11X11X10X9
1764	MESQUITE	33.5
1765	MESQUITE	15.5
1766	MULBERRY	13
1767	MESQUITE	14.5
1768	HACKBERRY	11

Attachment "B"