

AN ORDINANCE 2012-02-16-0124

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 1.33 acres out of Lots 39 and Lot 40, Block 35, NCB 3694 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Contractor Facility.

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.

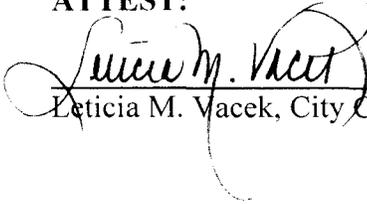
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective February 26, 2012.

PASSED AND APPROVED this 16th day of February 2012.


M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-7

Name:	P-3, Z-7						
Date:	02/16/2012						
Time:	06:02:22 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2012032 S (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 S AHOD " General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Contractor Facility on 1.33 acres out of Lots 39 and Lot 40, Block 35, NCB 3694 located at 417 and 419 Menefee Boulevard. Staff and Zoning Commission recommend denial.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x			x	
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
Carlton Soules	District 10		x				

Z2012032

FIELD NOTES
1.33 ACRES

BEING 1.33 ACRES OF LAND MORE OR LESS AND BEING A PART OF LOTS 39 AND THE WEST ONE-HALF OF 40, BLOCK 35, N.C.B. 3694, EDGEWOOD ADDITION, SAN ANTONIO, BEXAR COUNTY, TEXAS AND DESCRIBED IN AN UNRECORDED PLAT AT THE CITY ENGINEER'S OFFICE, CITY OF SAN ANTONIO. SAID 1.33 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron pin found on the north line of Menefee Blvd. for the southwest corner of this tract, the southwest corner of Lot 39 and the southeast corner of Lot 38, Block 35, Edgewood Addition.

THENCE N 06° 09' 37" E, 341.89 feet along the common line of Lots 38 and 39 to a ½" iron pin set with cap on the south line of Highway 90 West, for the northwest corner of this tract.

THENCE S 73° 30' 28" E, 181.64 feet along the south line of Highway 90 West to a ½" iron pin set with cap, for the northeast corner of this tract.

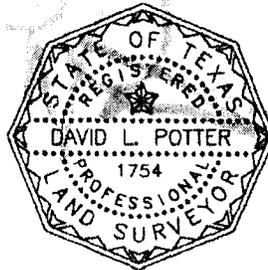
THENCE S 06° 09' 37" W, 308.57 feet along the common line of the west one-half and the east one-half of Lot 40 to a fence corner on the north line of Menefee Blvd., for the southeast corner of this tract, the southeast corner of the west one-half of Lot 40 and the southwest corner of the east one-half of Lot 40.

THENCE N 84° 04' 40" W, 178.70 feet along the north line of Menefee Blvd. to the POINT OF BEGINNING.

The bearings recited herein are based on corners found in subdivision.

Surveyed by me on the ground this 25th day of August, 2011 A. D.

David L. Potter
Registered Professional Land Surveyor
P. O. Box 90
Jourdanton, Texas 78026
210-710-4006



NOTES:

1. Total Acreage - 1.34 Acres
2. All Building And Structures Are Existing
3. Any New Construction Will Require 30' Side Building Setbacks And Type C Landscape Buffers

SCALE: 1" = 40'

REZONING OF 417 & 419 MENEFFEE BLVD.
 DRAWN BY: Joel James, Assoc. AIA 210-882-2216

SITE PLAN

