

AN ORDINANCE 2012 - 11 - 01 - 0870

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 4.164 acres out of Parcels 5A and 13, NCB 18338 and Parcel 12, NCB 34034 from "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

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 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 front façade and other exterior walls that are visible from IH-10 shall collectively consist of a minimum of sixty percent (60%) of stone materials and shall not conflict with the Hill Country Gateway Corridor Overlay Standards.
- B. Parking lot screening on the IH-10 frontage shall, at the time of planting, consist of ten (10) gallon minimum landscaping materials. In accordance with the Hill Country Gateway Corridor Overlay Standards, such landscaping shall reach a minimum height of four (4) feet at maturity.
- C. All on-premise pole signage shall not exceed twenty-five feet (25ft) in height and shall be internally illuminated.
- D. Final tree canopy coverage for the property, as defined by Section 35-523 of the Unified Development Code, shall be a minimum of thirty-five percent (35%).
- E. Outdoor speakers are not permitted on the property except those required by law or necessary for emergency and/or safety purposes.

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 **Attachment "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.

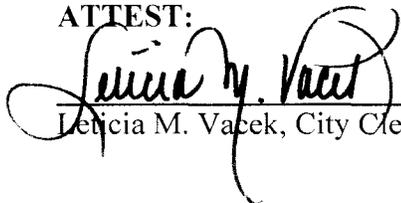
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective November 11, 2012.

PASSED AND APPROVED this 1st day of November 2012.


M A Y O R
Julián Castro

ATTEST:

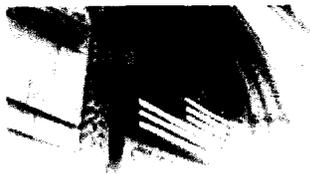


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Michael D. Bernard, City Attorney



Request for
COUNCIL

City of **San Antonio**



Agenda Voting Results - Z-10

Name:	Z-10						
Date:	11/01/2012						
Time:	02:38:25 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2012199 CD (District 8): An Ordinance amending the Zoning District Boundary from "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to ""C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 4.164 acres out of Parcels 5A and 13, NCB 18338 and Parcel 12, NCB 34034 located at 21667, 21683, and 21691 Milsa Drive. Staff and Zoning Commission recommend approval with conditions.						
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					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x			x	
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				x



• Engineers
• Surveyors
• Planners

Moy Tarín Ramírez Engineers, LLC

Field Notes for a 4.164 Acre Tract of Land

Being a 4.164 acre tract of land out of the Ludovic Colquhoun Survey No. 24, Abstract No. 133, County Block 4034, of Bexar County, Texas, New City Blocks 34034 and 18338 of the City of San Antonio, Bexar County, Texas and being part of that certain 26.92 acre tract conveyed to Karta Real Estate LP., a Texas Limited Partnership by deed recorded in Volume 13027, Pages 1813-1823, Official Public Records, Bexar County, Texas, said 4.164 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found brass disk set in concrete (Texas Department of Transportation monument) at the beginning of a cut-back from Interstate Highway No. 10 to Milsa Drive for a corner of the above referenced 26.92 acre tract;

Thence, along the northwest line of said cut-back, a southeast line of said 26.92 acre tract, South 28 degrees 14 minutes 22 seconds West, a distance of 102.58 feet to a found brass disk set in concrete (Texas Department of Transportation monument) for the southeast corner of the herein described tract. the southeast corner of said 26.92 acre tract;

Thence, with the northwest right-of-way line of Milsa Drive, the southeast line of said 26.92 acre tract, South 87 degrees 12 minutes 10 seconds West, a distance of 599.78 feet to a ½" iron rod set with an orange "Mtr Eng" plastic cap for the southwest corner of the herein described tract;

Thence, departing the northwest right-of-way line of Milsa Drive, severing said 26.92 acre tract, North 02 degrees 47 minutes 08 seconds West, a distance of 261.94 feet to a ½" iron rod set with an orange "Mtr Eng" plastic cap for the northwest corner of the herein described tract;

Thence, the following courses and distances,

North 87 degrees 12 minutes 52 seconds East, a distance of 133.74 feet to a ½" iron rod set with an orange "Mtr Eng" plastic cap for angle,

North 61 degrees 59 minutes 17 seconds East, a distance of 213.17 feet to a ½" iron rod set with an orange "Mtr Eng" plastic cap for angle,

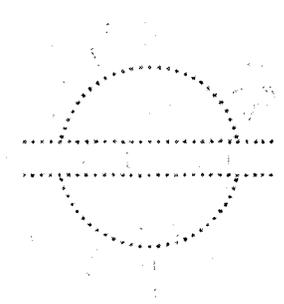
South 70 degrees 46 minutes 51 seconds East, a distance of 165.00 feet to a ½" iron rod set with an orange "Mtr Eng" plastic cap for angle,

and, North 58 degrees 59 minutes 18 seconds East, a distance of 56.83 feet to a nail set in concrete with a aluminum disk stamped "Mtr Engineering" in the southwest right-of-way line of Interstate Highway No. 10. the northeast line of said 26.92 acre tract for the northeast corner of the herein described tract;

Thence, with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of said 26.92 acre tract, South 30 degrees 56 minutes 38 seconds East, a distance of 260.66 feet to the **Place of Beginning** and containing 4.164 acres of land.

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Note: Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone. A survey plat was prepared for this tract.



Donald Dean Boerner
Registered Professional Land Surveyor
No. 5207 Job # 12076

