

AN ORDINANCE 2007 - 03 - 15 - 0295

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 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 1.737 acres out of NCB 12180 from "C-1" Light Commercial District to "C-3" (CD-Warehousing) General Commercial District with a Conditional Use for Warehousing.

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. A six (6) foot privacy fence or a "Type C" landscape buffer shall be constructed to the south of the subject property.
- B. On site lighting shall use permanently affixed cut off fixtures of 90 degrees or less.
- C. No additional signage shall be allowed on the subject property.

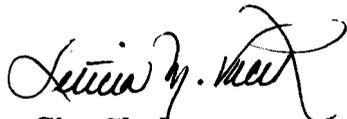
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 on March 25, 2007.

PASSED AND APPROVED this 15th day of March, 2007.

ATTEST:


City Clerk



M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:


for City Attorney

Z2007109



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
DEVELOPMENT • PUBLIC WORKS
SURVEYING • TRANSPORTATION

**FIELD NOTE DESCRIPTION FOR A 1.737 ACRE TRACT TO BE ZONED C-3
WITH A CONDITIONAL USE FOR WAREHOUSING**

Being 1.737 acres of land in New City Block (N.C.B.) 12180, San Antonio, Bexar County, Texas being out of Lot 34, of the Winkler Subdivision recorded on Volume 5580, Page 202, Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found ½" rebar with a "CEC" plastic cap on the east line of an 86 foot wide drainage right-of-way recorded in Volume 5580, Page 202, Deed and Plat Records, Bexar County, Texas, for the northwest corner of the North Alamo Heights Subdivision Unit – 6 recorded in Volume 3535, Page 104, Deed and Plat Records, Bexar County, Texas, the southwest corner of Lot 34;

THENCE North 35°51'14" East, along said east line a distance of 64.45 feet to the POINT OF BEGINNING and the southwest corner of this 1.737 acre tract;

THENCE North 35°51'14" East, continuing along said east line a distance of 562.45 feet to a point for the northwest corner of this tract;

THENCE South 75°59'35" East, departing said line, a distance of 40.00 feet to a point for the northeast corner of this tract;

THENCE South 11°13'27" West, a distance of 435.23 feet for the southeast corner of this tract;

THENCE South 89°44'05" West, a distance of 306.93 feet to the POINT OF BEGINNING and containing 1.737 acres of land, more or less.

Note: There were no field notes in the City's zoning file to determine the exact boundary of the existing C-1 zoning. The dimensions used for this set of field notes were scaled from the City of San Antonio record drawing for zoned property. It is the intent of these field notes that the area to be rezoned matches exactly the area zoned in the previous case. There are to be no gaps between the I-1 zoning and the proposed C-3 zoning as a result of this zoning case.

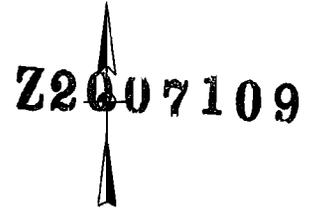
E0286801 (121906) nh

11550 I.H. 1
TEL: 210.641.9

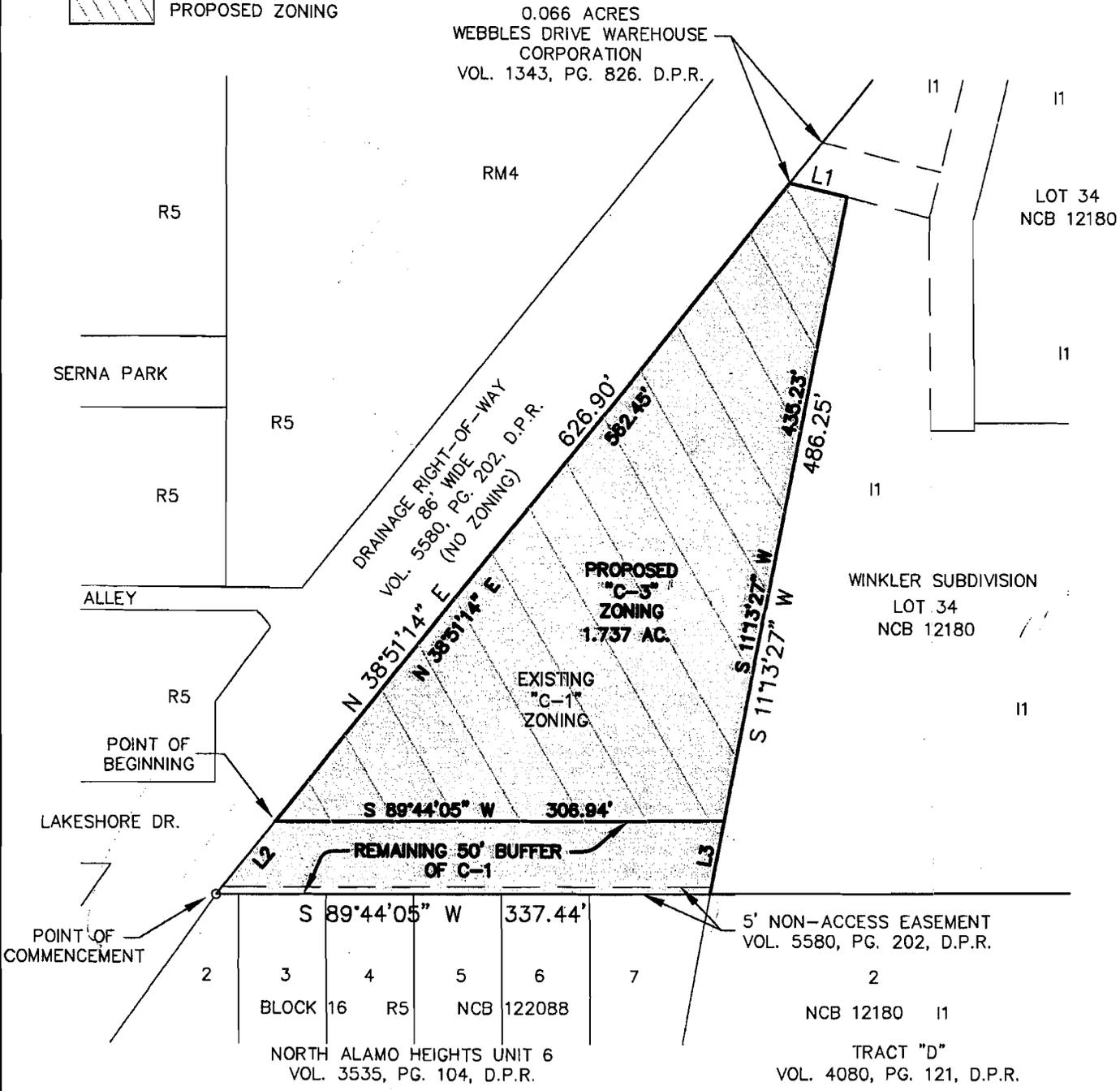
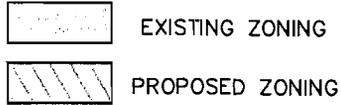
78230-1037
@CECTEXAS.COM

EXHIBIT A

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	S75°59'35"E
L2	64.45	N38°51'14"E
L3	51.02	S11°13'27"W



SCALE: 1 IN = 100 FT



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DECEMBER 2006



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ZONING EXHIBIT
 FOR
WINKLER SUBDIVISION

E0286801

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.737 Acres out of 12180 TO WIT: From "C-1" Light Commercial District to "C-3" (CD - Warehousing) General Commercial District with a Conditional Use for Warehousing provided all conditions imposed by the City Council are adhered to.

THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00.

3/20

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

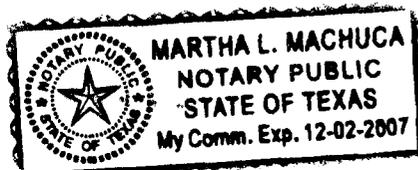
Before me, the undersigned authority, on this day personally appeared Helen I. Lu by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a general circulation in the City of San Antonio, in the State and County aforesaid, and Ordinance 2007-03-15-0295 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/20/2007.

Helen I. Lu

Sworn to and subscribed before me this 20th day of of March, 2007.

Martha L. Machuca



MEETING OF THE CITY COUNCIL

2007-03-15-0295
Z-5

AGENDA ITEM NUMBER: _____
 DATE: MAR 15 2007
 MOTION: McNeil/Perez
 ORDINANCE NUMBER: to approve w/
 RESOLUTION NUMBER: Conditions
 ZONING CASE NUMBER: Z 2007109 CO
 TRAVEL AUTHORIZATION: _____
 0-2

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
ENVIRONMENTAL SERVICES
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

ROBERT D. BROWN District 1	absent		
SHEILA C. GARCIA District 2			
ROLANDO GONZALEZ District 3			
RICHARD H. ROBERTS District 4			
PAT RYAN District 5			
DELICIA M. GARCIA District 6			
ELENA GUERRERO District 7			
ART A. HALE District 8			
KEVIN A. WISLEY District 9			
CHRISTOPHER "CHOP" HAASS District 10			
PHILIP H. BERNIER Mayor			