SG/cla
05/01/2014
Z-19. Amended.

CASE NO. Z2014091 CD

AN ORDINANCE 2014-05-01-0311

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 0.3142 acres out of Lots 12 and 13, Block 1, NCB 14947 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 2. 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 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

A. Limit the number of vehicles on the lot to 12 vehicles for sale.
B. Hours of operation from 10:00 AM to 2:00 PM Monday through Saturday.

C. Use of banners, flags, inflatables and loud speakers will be prohibited.

SECTION 4. 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 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 May 11, 2014.

PASSED AND APPROVED this 1st day of May, 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	**Z-19**
Date:	05/01/2014
Time:	03:49:21 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2014091CD (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 12 and 13, Block 1, NCB 14947 located at 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard). Staff recommends approval. The Zoning Commission twice held a public hearing and was unable to reach a majority vote; such action shall be deemed a recommendation of denial. (Continued from April 17, 2014)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		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			x	

STATE OF TEXAS §
§
§
§
COUNTY OF BEXAR §

Metes & Bounds Description

A tract of land containing 0.3142 Acre (13,688 Square Feet) out of Lots 12 & 13, Block 1, New City Block 14947 Isaac Bledsoe's Austin Highway Homesites in the City of San Antonio, Bexar County, Texas according to the plat thereof recorded in Volume 2575, Page 77 of the Deed and Platy Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows: (bearings based on said Volume 2575, Page 77)

BEGINNING at a steel pipe found at the intersection of the northwesterly right-of-way line of Randolph Boulevard (platted and U.S. Highway 81, 120 Feet wide) and the west right-of-way line of Bledsoe Drive (50 Feet wide) being the southeast corner of this tract;

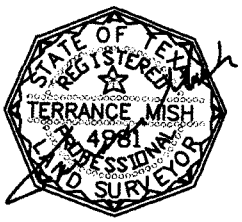
THENCE, SOUTH 47° 48' 00" WEST, with the said northwesterly right-of-way line of Randolph Boulevard, a distance of 150.00 Feet to an iron rod set at the southerly or front common corner of Lots 11 & 12 being the southwest corner of this tract;

THENCE, NORTH, with the common line between Lots 11 & 12, a distance of 174.31 Feet to a point being the northwest corner of this tract;

THENCE, SOUTH 89° 13' 26" EAST, across and through Lots 12 & 13, along a fence line, a distance of 111.13 Feet to a point on the aforementioned west right-of-way line of Bledsoe Drive being the northeast corner of this tract;

THENCE, SOUTH, with the west right-of-way line of Bledsoe Drive, a distance of 72.05 Feet to the POINT OF BEGINNING and containing 0.3142 Acre (13,688 Square Feet) of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2014-01614
April 25, 2014

Attachment A

ADDRESS: 5671 RANDOLPH BOULEVARD
SAN ANTONIO, TEXAS 78233
ORDERED BY: JOE LOGUE

Z2014091 CD

0.4971 ACRE
LOTS 12 AND 13, BLOCK 1
NEW CITY BLOCK 14947
ISAAC BLEDSOE'S AUSTIN HIGHWAY HOMESITES

IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 2575, PAGE 77 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS

SCALE: 1" = 60'

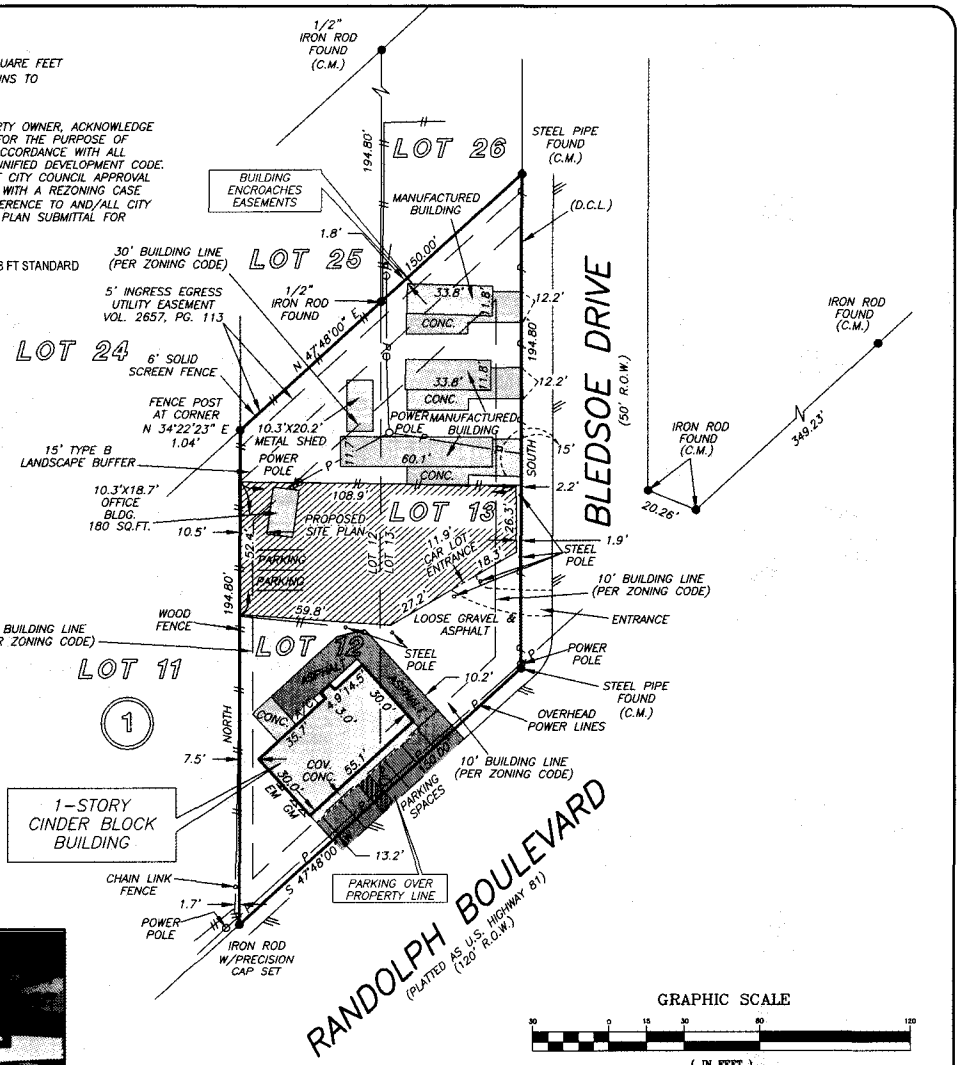
PROPOSED SITE

SITE IS APPROXIMATELY 5,668 SQUARE FEET
FOR: USED CAR LOT AS IT PERTAINS TO
LOTS 12 AND 13, BLOCK 1
NEW CITY BLOCK 14947

I, JOSEPH R. LOGUE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO AND/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PROPOSED 2 PARKING SPACES 9 FT X 18 FT STANDARD

LAND AREA 5, 668 SQ. FT. (1.07 ACRES)



NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0270 G
MAP REVISION: 09/29/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 2575, PG. 77, B.C.D.P.R.

DRAWN BY: VG/BR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

GEORGE GALE
PROFESSIONAL LAND SURVEYOR
NO. 4678
JOB NO. SA2014-01346
MARCH 13, 2014
REVISED: MARCH 14, 2014 (SITE PLAN)
REVISED: MARCH 20, 2014 (SITE PLAN)

STATE OF TEXAS REGISTERED GEORGE J. GALE 4678 PROFESSIONAL LAND SURVEYOR

ATTACHMENT B

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700