SG/cla
10/01/2015
Z-11

CASE NO. Z2015269 CD

AN ORDINANCE 2015-10-01-0858

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 0.410 of a acre out of NCB 11492 from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with 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 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 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 October 11, 2015.

PASSED AND APPROVED this 1st day of October, 2015.

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-11 (in consent vote: 17, Z-2, Z-3, Z-5, P-1, Z-6, Z-8, P-2, Z-10, Z-11)**
Date:	10/01/2015
Time:	02:07:41 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015269 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.410 acres of land out of NBC 11492 located at 2506 Bandera Road. 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				
Alan Warrick	District 2		x			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				

Z2015269

METES & BOUNDS DESCRIPTION

OF A 17,881 SQ. FT. PORTION OF A 0.49 (CALLED 0.4953) ACRE TRACT BEING THE EASTERN PORTION OF LOT 8, BLOCK 1, AND ALL OF LOT 9, BLOCK 1, NEW CITY BLOCK 11492, S.R. HODGES SUBDIVISION, CITIES OF SAN ANTONIO AND LEON VALLEY, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGE 157, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10902, PAGE 2265, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod in the northerly R.O.W. line of Bandera Road marking the southwest corner of said 0.49 acre tract, the southeast corner of a tract known as Lot 18, Block 1, C.B. 4428 and the NW 50' of said Lot 8, Block 1, as conveyed to Joseph F. Nazaroff in Vol. 8381, Pg. 1996, Real Property Records of Bexar County, Texas;

THENCE along and with the common boundary of said 0.49 Acre Tract and said Nazaroff Tract, North 28°29'45" East, a distance of 71.22 feet (called North 26°18'28" East) to a point of reference for an angle point;

THENCE into and across said 0.49 acre tract, North 73°08'44" East, a distance of 123.92 feet to a point of reference for an angle point of the herein described tract, a point in the south boundary of Lot 7, Block 1, said S.R. Hodges Subdivision;

THENCE along said boundary, South 66°37'11" East, a distance of 46.99 feet (called South 67°15'00" East) to a set ½" iron rod for the northeast corner of the herein described tract, the east corner of said 0.49 Acre Tract, the northwest corner of Lot 10, Block 1, N.C.B. 11492, said S.R. Hodges Subdivision;

THENCE along the common boundary of said 0.49 Acre Tract and said Lot 10, South 22°35'41" West, a distance of 150.00 feet (called South 22°45'00" West, a distance of 150.00 feet) to a set ½" iron rod in the northerly R.O.W. line of said Bandera Road for the southeast corner of the herein described tract, the southeast corner of said 0.49 Acre Tract, the southwest corner of said Lot 10;

THENCE along said R.O.W., North 66°59'54" West, a distance of 150.00 feet (called North 67°15'00" West, a distance of 150.00 feet) to the **POINT OF BEGINNING** and containing 17,881 sq. ft., more or less.

Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

COUNTY OF BEXAR §

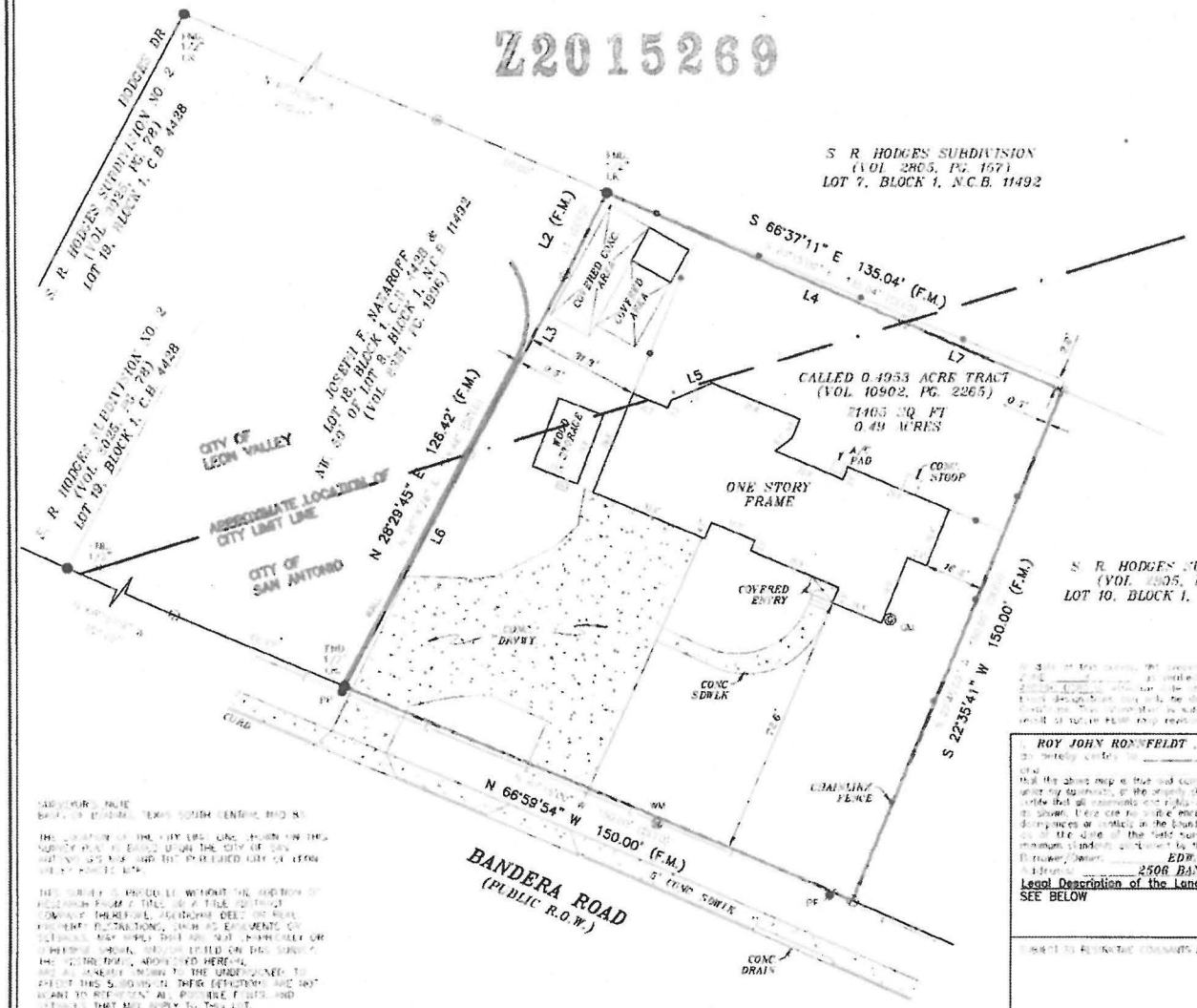
August 25, 2015

Attachment A

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

Z2015269



LINE	BEARING	DISTANCE
L1	N 26°50'40" E	25.11'
L2	N 37°05'46" E	25.11'
L3	N 28°29'45" E	55.20'
L4	S 66°37'11" E	89.05'
L5	S 75°08'44" W	123.92'
L6	N 28°29'45" E	71.22'
L7	S 66°37'11" E	46.33'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- PROPERTY CORNER
- WATER METER
- GAS METER
- POWER POLE
- (RECORD) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that on the ground survey, there is no encroachments, protrusions, or apparent discrepancies or conflicts on the boundaries except as shown hereon; and that this survey substantially complies with the current Texas Society of Professional Land Surveying Standards and Specifications for a Category 1A Condition Survey.

Property Owner: EDWARD SALINAS & IRENE D. SALINAS
Address: 2506 BANDERA ROAD
Legal Description of the Land: SEE BELOW

PROPERTY PHOTOGRAPH

FINAL "AS-BUILT" SURVEY

JOB NO.	15-AMERISURVEYORS
DATE	08/17/15
DRAWN BY	MEC
APPROVED BY	RJR

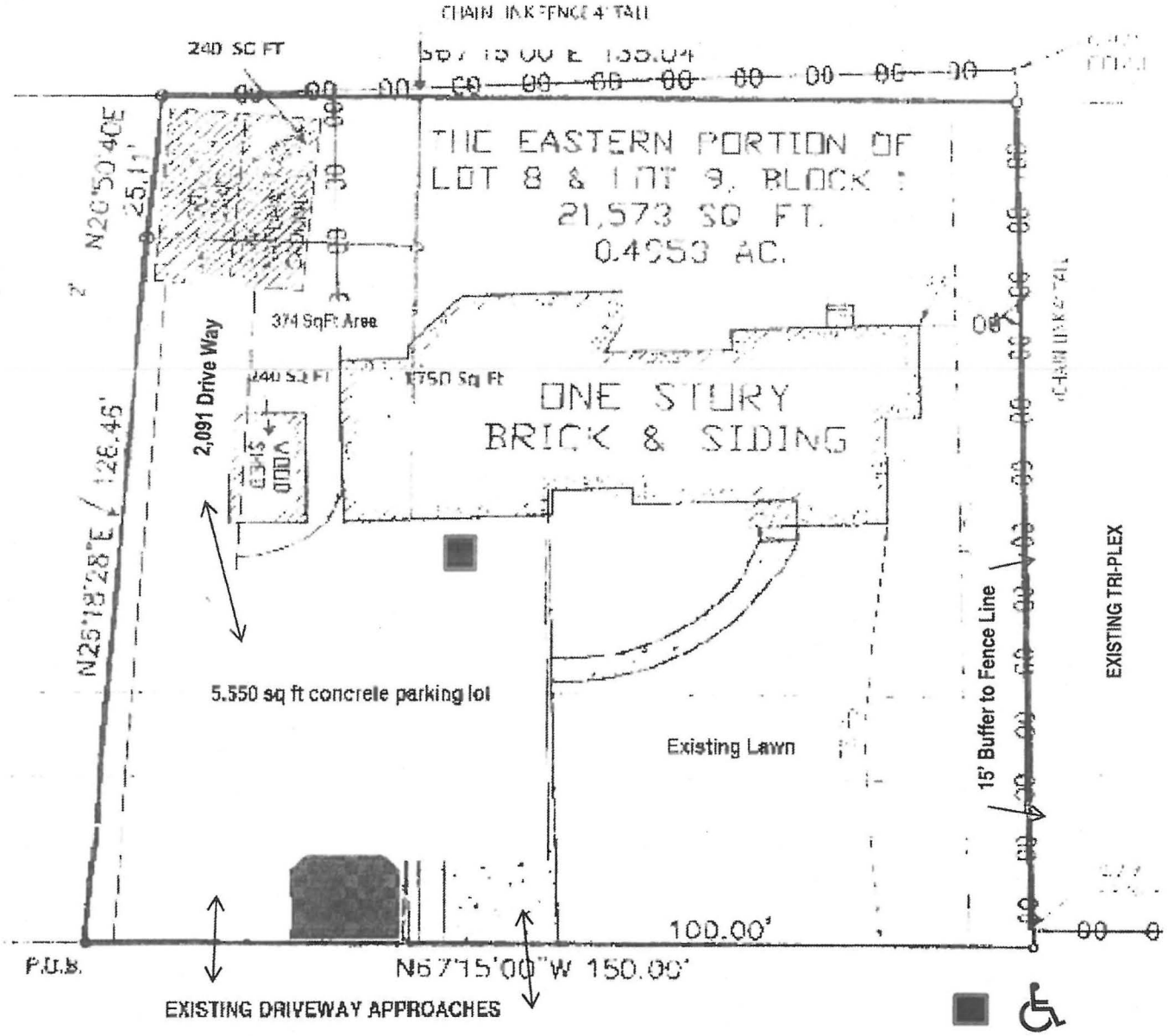
STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS...

2506 Bandera Road – San Antonio, Texas 78238 Z2015269

Lot has an Existing 4' Chain Fence Back & Right Side – Left Side has a 2' Concrete Block Wall



I, Edward Salinas, 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 any/all City adopted Codes at the time of plan submittal for building permits.

15 AUG 14 PM 1:34

RECEIVED

Attachment B