SG/cla
06/18/2015
Z-7

CASE NO. Z2015185 S

AN ORDINANCE 2015-06-18-0610

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 0.6181 acre tract of land out of Lot P-50 and P-50A, Block 3, NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash.

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 June 28, 2015.

PASSED AND APPROVED this 18th day of June 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-7 (in consent vote: 72, 73, 74, Z2, Z5, Z6, Z7, P1, Z11, P2, Z12, Z13, Z14, Z17, P3, Z18, P4, Z19, Z20)**
Date:	06/18/2015
Time:	02:50:29 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015185 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot P-50 and P-50A, Block 3, NCB 11166 located at 12100 US Highway 281 South. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	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				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

EXHIBIT " "

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.6181 ACRE (26,925 SQUARE FEET) OUT OF THE JUAN MANUEL URRIGAS SURVEY NO. 32, ABSTRACT NO. 769, IN BEXAR COUNTY, TEXAS, AND BEING OUT OF NEW CITY BLOCK (N.C.B.) 11166, AND BEING A PORTION OF A CALLED 5.0706 ACRE TRACT (DESCRIBED AS TRACT 4) AND A CALLED 2.5463 ACRE TRACT (DESCRIBED AS TRACT 5) CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER LLC, AND RECORDED IN DOCUMENT NO. 20140098479 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), SAID 0.6181 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000164620305):

BEGINNING, at a 1/2-inch iron rod with "KFW" cap found in the curving west right-of-way line of U.S. Highway 281 (200' right-of-way), and being an exterior ell-corner of said Mission Del Lago Tract 5, and being the northeast corner of a called 0.281 acre variable-width drainage easement dedicated per Mission Del Lago P.U.D. Subdivision Unit 3, recorded in Volume 9554, Pg. 111 of the Plat Records of Bexar County, Texas (P.R.B.C.T.), and conveyed to Mission Del Lago Homeowners Association in Volume 14792, Page 1634 (O.P.R.B.C.T.), for an exterior ell-corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RPLS 5578" cap found at the beginning of the right-of-way transition from said U.S. 281 to Del Lago Parkway (right-of-way varies), and being the southeast corner of said 0.281 acre drainage easement, 211.43 feet along the arc of a curve to the right, having a radius of 5670.27 feet, and whose chord bears South 03 degrees 32 minutes 15 seconds East, a distance of 211.42 feet;

THENCE, leaving the west right-of-way line of said U.S. Highway 281, with the common line of said 0.281 acre drainage easement and said Mission Del Lago Tract 5, the following two (2) courses and distances:

1) **South 86 degrees 42 minutes 51 seconds West**, a distance of **50.12** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
2) **South 03 degrees 03 minutes 08 seconds East**, a distance of **20.08** feet to a calculated point for an exterior ell-corner hereof, from which a 1/2-inch iron rod found in the west line of said 0.281 acre drainage easement, and being at the northeast corner of a called 0.296 acre landscape easement dedicated per said Mission Del Lago P.U.D. Subdivision Unit 3, also conveyed to Mission Del Lago Homeowners Association in said Volume 14792, Page 1634 (O.P.R.B.C.T.), and being the southeast corner of said Mission Del Lago Tract 5 bears, S03°03'08"E, a distance of 221.17 feet;

THENCE, leaving the common line of said 0.281 acre drainage easement and said Mission Del Lago Tract 5, in part over and across said Mission Del Lago Tract 5, in part over and across said Mission Del Lago Tract 4, the following three (3) courses and distances:

1) **South 89 degrees 02 minutes 39 seconds West**, a distance of **232.84** feet to a calculated point for the southwest corner hereof,
2) **North 00 degrees 54 minutes 25 seconds West**, a distance of **100.00** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northwest corner hereof,

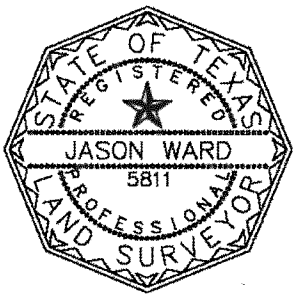
Attachment A

3) **North 89 degrees 05 minutes 35 seconds East**, a distance of **276.61** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being in the curving west right-of-way line of said U.S. 281, and being in the east line of said Mission Del Lago Tract 4, from which a 1/2-inch iron pipe found in the curving west right-of-way line of said U.S. 281, and being the southeast corner of a called 100.24 acre tract (described as Lot 2) conveyed to Erwin J. Ripps, and recorded in Volume 2423, Page 332 of the Deed Records of Bexar County, Texas (D.R.B.C.T.), and being the northeast corner of said Mission Del Lago Tract 4 bears, 131.67 feet along the arc of a curve to the left, having a radius of 5670.27 feet, and whose chord bears North 06 degrees 03 minutes 28 seconds West, a distance of 131.67 feet;

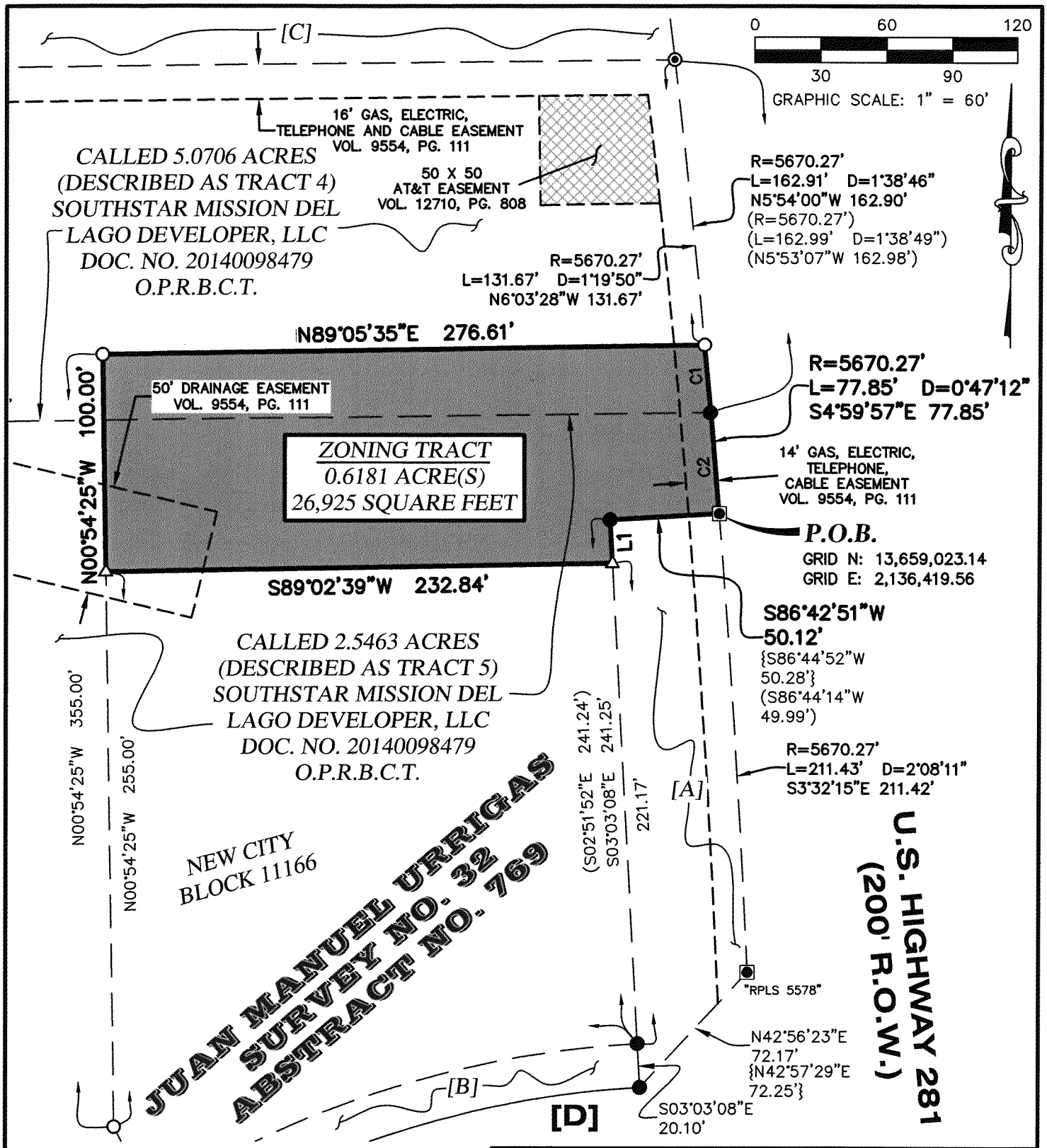
THENCE, with the curving west right-of-way line of said U.S. 281, in part with the east lines of said Mission Del Lago Tracts 4 and 5, passing along the arc of a curve to the right at an arc length of 31.24 feet, a 1/2-inch iron rod found for the common east corner of said Mission Del Lago Tracts 4 and 5, and continuing for a total of **77.85** feet along the arc of said curve to the right, having a radius of **5670.27** feet, and whose chord bears **South 04 degrees 59 minutes 57 seconds East**, a distance of **77.85** feet to the **POINT OF BEGINNING** and containing 0.6181 Acre (26,925 Square Feet) of land, more or less.

6/16/2015

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Z2015185



0.6181 ACRE ZONING TRACT City of San Antonio, Bexar County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	6/16/2015
Project:	00395
Scale:	1" = 60'
Reviewer:	SMD
Tech:	JLP
Field Crew:	JCR/KDL
Survey Date:	FEB. 2015
Sheet:	1 OF 2

P:\00395\Dwg\00395_Zoning_Exhibit.dwg

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	31.24'	5,670.27'	0°18'56"	S05°14'05"E	31.24'
C2	46.61'	5,670.27'	0°28'16"	S04°50'29"E	46.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S03°03'08"E	20.08'

LEGEND

═══	EASEMENT LINE
— —— —	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⦿	1/2" IRON PIPE FOUND (UNLESS NOTED)
▣	IRON ROD WITH "KFW" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 20140098479
{.....}	RECORD INFORMATION PER PLAT VOL. 9554 PG. 111

[A]
CALLED 0.281 ACRE
VARIABLE-WIDTH
DRAINAGE EASEMENT
PER PLAT - VOL. 9554, PG. 111
P.R.B.C.T.
OWNER: MISSION DEL LAGO
HOMEOWNERS' ASSOCIATION
VOL. 14792, PG. 1634
O.P.R.C.B.T.

[B]
CALLED 0.296 ACRE
LANDSCAPE EASEMENT
PER PLAT - VOL. 9554, PG. 111
P.R.B.C.T.
OWNER: MISSION DEL LAGO
HOMEOWNERS' ASSOCIATION
VOL. 14792, PG. 1634
O.P.R.C.B.T.

[C]
CALLED 100.24 ACRES
(DESCRIBED AS LOT 2)
ERWIN J. RIPPS
VOL. 2423, PG. 332
D.R.B.C.T.

[D]
DEL LAGO PARKWAY
(R.O.W. VARIES)

6/16/2015

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000164620305.

0.6181 ACRE ZONING TRACT
City of San Antonio, Bexar County, Texas

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TBPLS FIRM #10174300

Date:	6/16/2015
Project:	00395
Scale:	1" = 60'
Reviewer:	SMD
Tech:	JLP
Field Crew:	JCR/KDL
Survey Date:	FEB. 2015
Sheet:	2 OF 2

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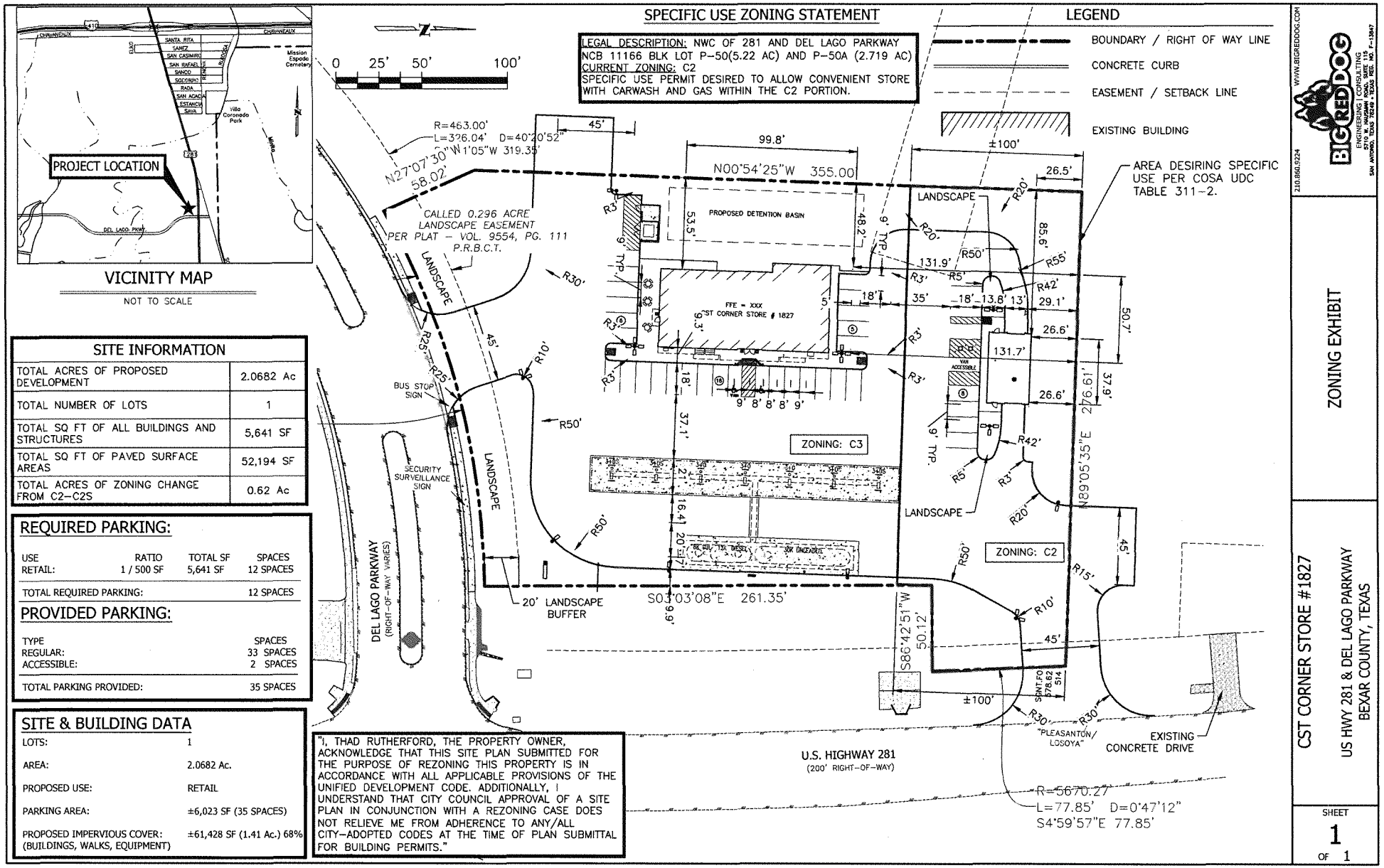
Z2015185 S



Attachment B