

AN ORDINANCE 2007-01-18-0103

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 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 1.37 acres out of NCB 17160 from PUD "C-1" Planned Unit Development Light Commercial District to PUD "C-1" (CD-Bank) Planned Unit Development Light Commercial District with a Conditional Use for a Bank.

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. Garbage receptacles: Enclosures for trash receptacles shall be of similar materials to main building.
- B. Curb cuts: Only one curb cut on Walkers Way, in compliance with the UDC.

- C. Fencing: Any exterior fence, excluding the fence adjacent to Vista Del Norte Subdivision, to match existing Walker Ranch subdivision limestone monument signage.
- D. Lighting: Directional lighting with no spillover effect.
- E. Building size: A bank use would be permitted up to 5,800 sq. ft. (excluding drive thru facility) and limited to one story in height.
- F. Parking: Parking may be located anywhere on the property in front of building as opposed to the requirements for rear parking under C-1 zoning, subject to other UDC parking restrictions.

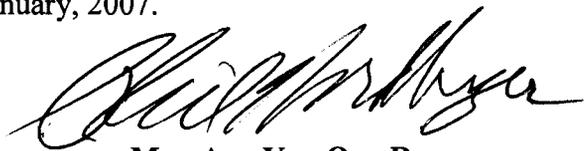
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

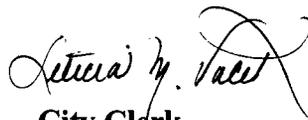
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

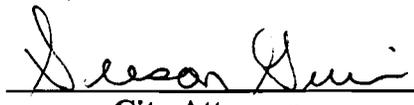
SECTION 7. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 8. This Ordinance shall become effective on January 28, 2007.

PASSED AND APPROVED this 18th day of January, 2007.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Agenda Voting Results

Name: Z-13. CM Wolff Motion to approve with conditions

Date: 01/18/07

Time: 04:38:50 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2007037 (District 9): An Ordinance changing the zoning district boundary from PUD "C-1" Light Commercial Planned Unit Development District to PUD "C-2" Commercial Planned Unit Development District, on 1.37 acres out of NCB 17160,1400 Block of Walker's Way as requested by Kaufman & Associates, Inc., Applicant, for Mahlon Chapman-Stout, Owner. Staff recommends Approval with Conditions. Zoning Commission recommends Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

22007037

FIELD NOTE DESCRIPTION
1.37 ACRE PARCEL
Walker Way
Lots 1 & 2, Block 3, NCB 17160
San Antonio, Bexar County, Texas

A 1.37 acre parcel of land defined as Lots 1 & 2, Block 3, New City Block 17160, located in the State of Texas, County of Bexar and City of San Antonio and being established by the LYY Walker Ranch Tract 8, Planned Unit Development subdivision plat as recorded in Volume 9565, Page 61 of the Deed and Plat Records of Bexar County, Texas; and said 1.37 acre parcel being further described by metes and bounds as follows;

BEGINNING, at an iron rod found for the most northerly corner of Lot 1, Block 2, NCB 17072 of the Vista del Norte Subdivision/Unit 3, as recorded in Volume 8900, Page 1 of the Deed and Plat Records of Bexar County, Texas, said corner also being the most westerly corner of Lot 1, Block 3, NCB 17160 of the LYY Walker Ranch Tract 8, Planned Unit Development subdivision, said corner also being located on the southerly right-of-way line of Blanco Road, a 120 foot right-of-way public major thoroughfare and said corner being the POINT OF BEGINNING of the hereinafter described 1.37 acre parcel of land;

- THENCE, N 39°57'45" E along and with the southerly right-of-way line of Blanco Road for a distance of 133.38 feet to a found iron rod found for an angle point, said point also being the most westerly end of the intersection cut-back line at the southwest corner of the intersection of Blanco Road and Walker Way, a variable width private street;
- THENCE; N 84°57'45" E along and with the intersection cut-back line for a distance of 43.80 feet an iron rod found for a point of curvature at the easterly end of the intersection cut-back line;
- THENCE; following along and with a curve to the left along and with the westerly right-of-way line of Walker Way, said curve having a radius of 440.00 feet, a chord bearing of S 54°11'55" E, a chord length of 5.15 feet, a central angle of 00°40'13" and an arc length of 5.15 feet to an iron rod found for a point of curvature;
- THENCE; following along and with a curve to the left and with the westerly right-of-way line of Walker Way, said curve having a radius of 215.00 feet, a chord bearing of S 63°06'24" E, a chord length of 64.10 feet, a central angle of 17°08'46" and an arc length of 64.34 feet to an iron rod found for a point of tangency;
- THENCE; S 71°40'47" E along and with the westerly right-of-way line of Walker Way for a distance of 66.33 feet to an iron rod found for a point of curvature;
- THENCE; following along and with a curve to the left and with the westerly right-of-way line of Walker Way, said curve having a radius of 430.00 feet, a chord bearing of S 75°08'37" E, a chord length of 51.96 feet, a central angle of 06°55'40" and an arc length of 51.99 feet to an iron rod found for a point of tangency;

- THENCE; S 78°36'28" E along and with the westerly right-of-way line of Walker Way for a distance of 65.98 feet to an iron rod found for a point of curvature;
- THENCE; following along and with a curve to the left and with the westerly right-of-way line of Walker Way, said curve having a radius of 450.00 feet, a chord bearing of S 81°36'43" E, a chord length of 47.17 feet, a central angle of 06°00'30" and an arc length of 47.19 feet to an iron rod found for corner, said corner being the most northeasterly corner of Lot 2, Block 3, NCB 17160;
- THENCE; S 39°51'19" W for a distance of 273.93 feet to an iron rod found for a corner, said corner being the most southerly corner of Lot 2, Block 3, NCB 17170;
- THENCE; N 50°11'33" W for a distance of 215.03 feet to a found iron rod, said iron rod being located on the southerly right-of-way line of Blanco Road and said point being the POINT OF BEGINNING of the heretofore described 1.37 acre parcel of land.

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Harry B. Jewett III
Registered Professional Land Surveyor
Registration No. 2994



Job No. 06063
June 21, 2006
mkw/hbj

Affidavit of Publisher

PUBLIC NOTICE

**AN ORDINANCE
2007-01-18-0103**

**AMENDING CHAPTER 35
OF THE CITY CODE THAT
CONSTITUTES THE COM-
PREHENSIVE ZONING ORDI-
NANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE
CLASSIFICATION AND RE-
ZONING OF CERTAIN PROP-**

**ERTY DESCRIBED HEREIN
AS: 1.37 acres out of MCB
17100; TO WIT: From PUD "C-
1" Light Commercial Planned
Unit Development District to
PUD "C-1" (CD-Bank) Commer-
cial Planned Unit Development
District with a Conditional Use
for a Bank provided all condi-
tions imposed by the City
Council are adhered to. THE
PENALTY FOR VIOLATION IS
A FINE NOT TO EXCEED
\$1,000.00.**

1/25

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

Before me, the undersigned authority, on this day personally appeared Helen I. L. 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 2007-01-18-0103 here to attached has been published in every issue newspaper on the following days, to wit:

01/25/2007.

Helen I. Lutz

Sworn to and subscribed before me this 25th day of of January, 2007.

Martha L. Machuca

