

AN ORDINANCE 2010-06-24-0642

**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 0.725 of an acre out of NCB 7665 from "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District and "H C-3 AHOD MC-1" General Commercial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District to "H C-3 S AHOD" General Commercial Mission Historic Airport Hazard Overlay District with a Specific Use Authorization for a Machine Shop and "H C-3 S AHOD MC-1" General Commercial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District with a Specific Use Authorization for a Machine Shop.

**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 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 conditional 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 finds that a machine shop use may include the following activities: grinding, welding, cylinder washing, hydro testing, drill press operations, vapor hone, vertical hone, water analysis laboratory, and electrostatic painting.

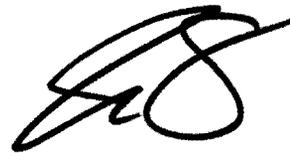
**SECTION 5.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 6.** 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 7.** The Director of Planning and 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.

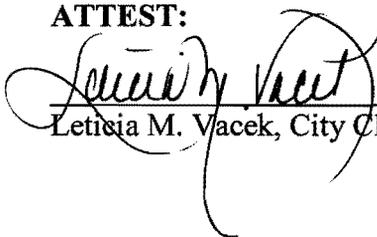
**SECTION 8.** This ordinance shall become effective July 4, 2010.

**PASSED AND APPROVED** this 24<sup>th</sup> day of June 2010.



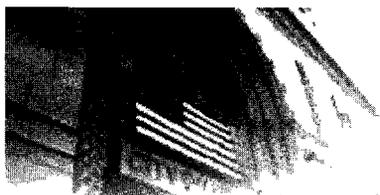
**M A Y O R**  
**Julián Castro**

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

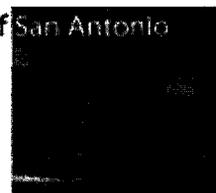
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
For Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
 ACTION**

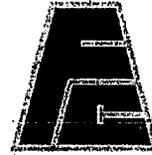
City of San Antonio



## Agenda Voting Results - Z-1

<b>Name:</b>	P-1, Z-1						
<b>Date:</b>	06/24/2010						
<b>Time:</b>	03:44:01 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2010045 - ICP (District 3): An Ordinance amending the Zoning District Boundary from "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District and "H C-3 AHOD MC-1" General Commercial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District to "H I-2 AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District and "H I-2 AHOD MC-1" Heavy Industrial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District on 0.725 of an acre out of NCB 7665 located at 1018 East Southcross Boulevard. Staff and Zoning Commission recommend denial.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

Z2010045



Flores & Company  
Consulting Engineers, Inc.

EXHIBIT "A"

LEGAL DESCRIPTION

This certain 0.725 acre tract, being comprised of a 0.618 acre tract, being a part of Division 10, new City Block 7665, Mission Lands Subdivision, County Block, as recorded in Volume 2387 at Page 113 of the Deed records of Bexar County, and part of a 0.78 acre tract of land out of Tract 10 and Tract 12, New City Block 7665, City of San Antonio, Bexar County, Texas, recorded in Volume 3586, Page 1402, Deed Records of Bexar County, Texas, and conveyed in volume 3024, Page 174, Deed Records of Bexar County, Texas and being more particularly described as follows:

**BEGINNING:** At an iron pin found in the south right-of-way line of E. Southcross Blvd. being the northeast corner of the 0.618 acre tract and this 0.725 acre tract for the Point of Beginning;

**THENCE:** Departing the southeast right-of-way line of E. Southcross Blvd., S56°18'32"E, 189.75 feet, to an iron pin set, being a corner of said 0.725 acre tract;

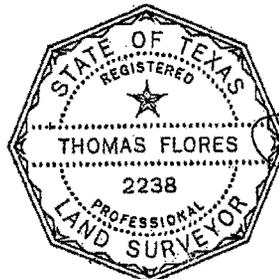
**THENCE:** Along the property line of said 0.725 acre tract as follows:  
1) S35° 41'25" W, 68.24 feet to iron pin set;  
2) S18°14'35" E, 77.13 feet an iron pin set for the southeast corner of said tract;

**THENCE:** S71°45'25"W, along the southwest property line of this tract, 43.09 feet to an iron pin found for the southwest corner of this tract;

**THENCE:** N56°22'07"W, along the west property line of this tract, 226.43 feet to an iron pin found for the northwest corner of this tract;

**THENCE:** N35°34'00"E, 150.00 feet along the south right-of-way line of E. Southcross Blvd to the Point Of Beginning and containing 0.725 acres of land.

Job No.: 1007-00  
Date: January 12, 2010



*Thomas Flores*

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San Antonio, Texas 78247

Phone 210.490.9963  
Fax 210.490.0820

EXHIBIT A

Z2010045

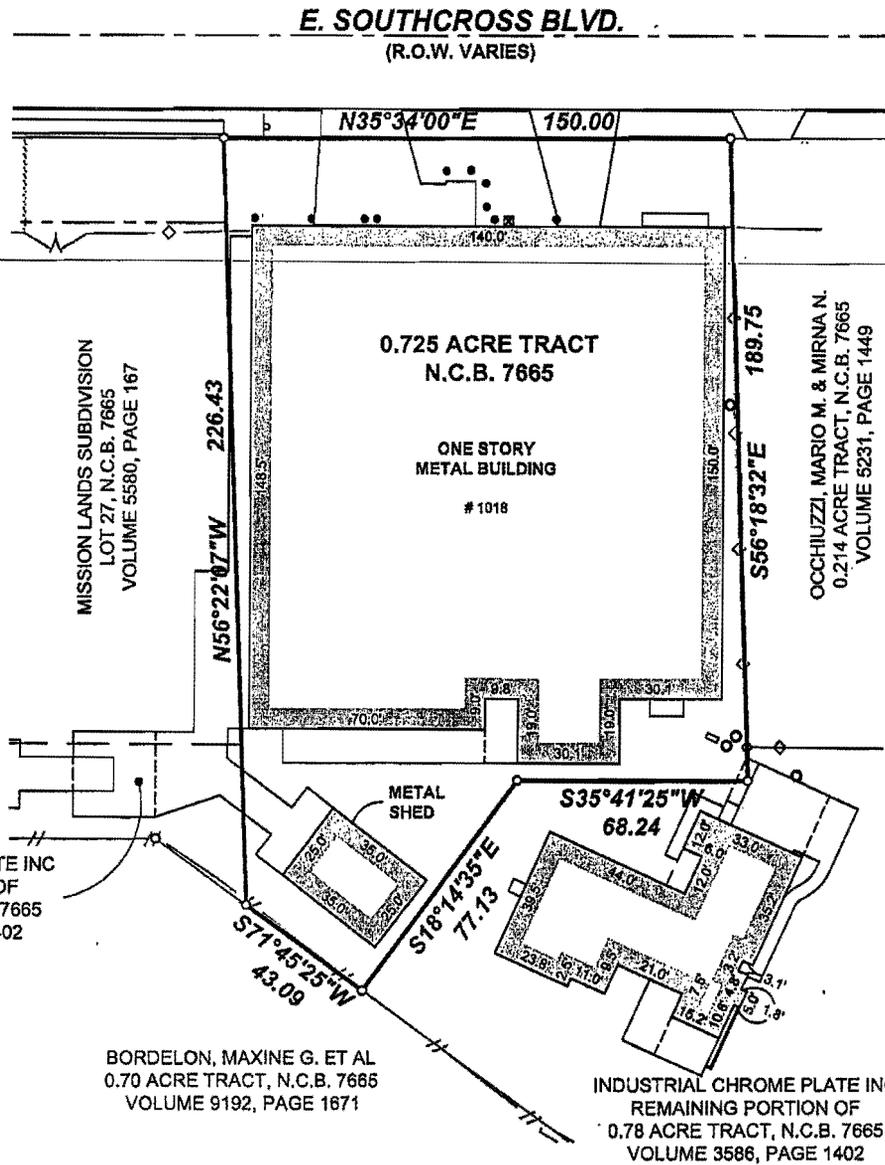
Reference:

VOLUME 2387, PAGE 113  
VOLUME 3586, PAGE 1402

NOTES:

1. BEARINGS BASED OFF OF THE MISSION LANDS  
SUBDIVISION, AS RECORDED IN VOLUME 8100, PAGE 18.

North  
Scale: 1" = 50'



**ZONING EXHIBIT OF:**

A 0.725 ACRE TRACT OUT OF A 0.618 ACRE TRACT, BEING A PART OF  
DIVISION 10, N.C.B. 7665, MISSION LANDS SUBDIVISION, AS  
RECORDED IN VOLUME 2387, PAGE 113, AND A PORTION OF 0.78  
ACRE TRACT OUT OF TRACT 10 AND TRACT 12, N.C.B. 7665, AS  
RECORDED IN VOLUME 3586, PAGE 1402, AND CONVEYED IN VOLUME  
3024, PAGE 174, DEED AND PLAT RECORDS OF BEXAR COUNTY,  
TEXAS.

**Flores & Company**  
Consulting Engineers, Inc.

Texas Registered Engineering Firm #F-1794

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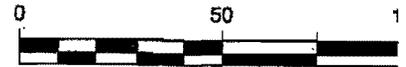
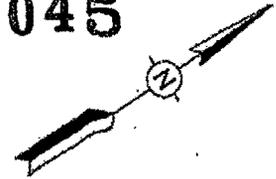
REVISED: JANUARY 12, 2010

Job No.: 1007-00

Printed: 1/12/2010 5:09:10 PM, By: A41 Flores Location: W:\C\1007-00\dwg\survey.dwg, Layout: zoning-exhibit

Z2010045

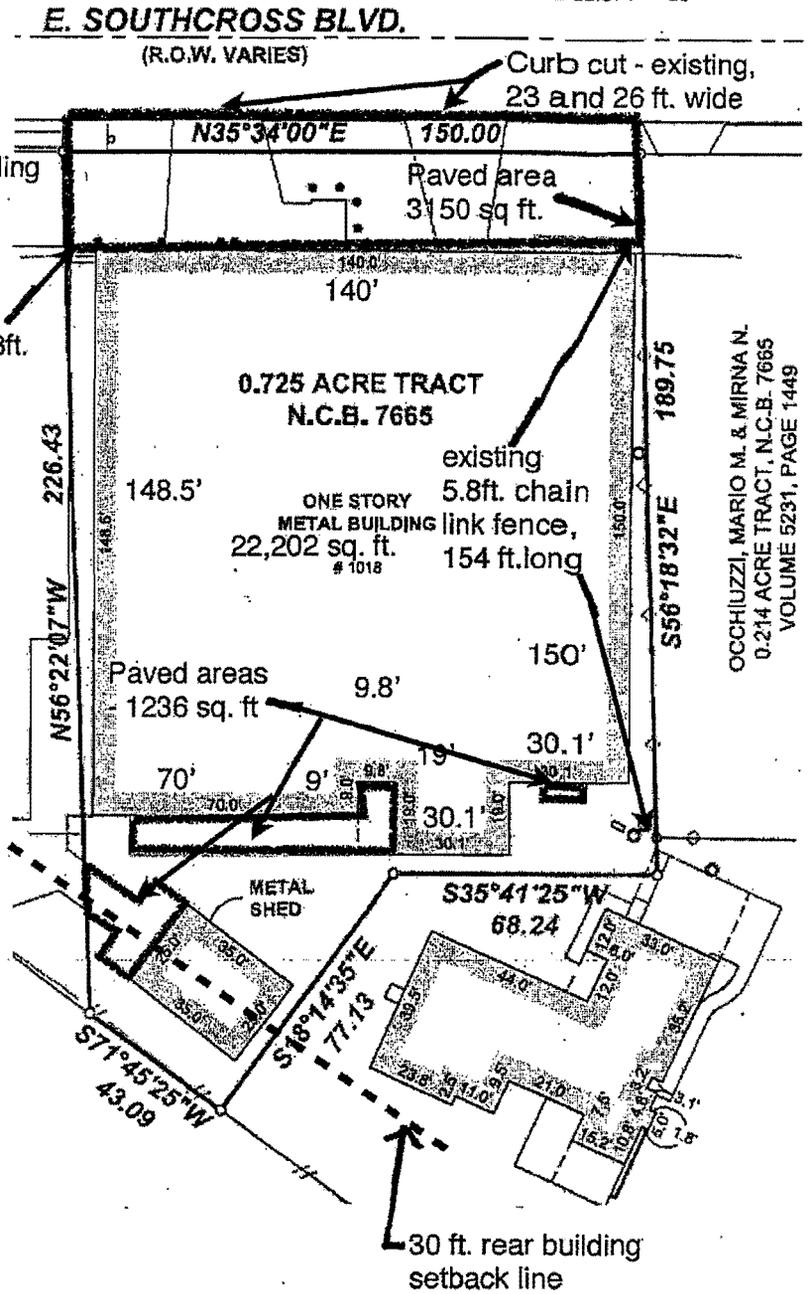
# Site Plan for Zoning Case #Z2010045



Scale: 1" = 50'

### Notes:

1. 4386 sq.ft of paved area
2. All off-street parking is located on adjacent property to the west - 15 spaces required for 22,202 sq. ft of machine shop
3. Use - machine shop
4. 22,202 sq. ft machine shop and 875sq. ft of metal shed
5. Impervious cover - 27,453 sq. ft.



OCCHIUZZI, MARIO M. & MIRNA N.  
 0.214 ACRE TRACT, N.C.B. 7665  
 VOLUME 5231, PAGE 1449

5. "I, Gary Smith, 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."