

AN ORDINANCE 2014-01-16-0027

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 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 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822 from "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
- B. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed; and
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

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 **Attachment "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.

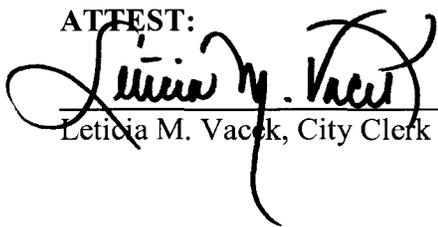
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective January 26, 2014.

PASSED AND APPROVED this 16th day of January 2014.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vaccik, City Clerk

APPROVED AS TO FORM:


For Robert F. Greenblum, City Attorney

Agenda Item:	Z-1						
Date:	01/16/2014						
Time:	02:18:55 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2014036 S (District 1): An Ordinance amending the Zoning District Boundary from "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822 located at 610 Camden Street. Staff and Zoning Commission recommend approval with conditions.						
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				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				
Carlton Soules	District 10		x				

720140365

METES & BOUNDS DESCRIPTION

OF A 0.20 ACRE TRACT OF LAND BEING LOT 4 AND THE EAST FIVE AND ONE-HALF FEET (5.5') OF LOT 5, BLOCK 20, NEW CITY BLOCK 822, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID TRACT BEING KNOWN AS LOT A-4, AND BEING THE SAME TRACT OF LAND AS CONVEYED FROM NORMAN A. GUSTAFSON TO ALICIA A. BOND IN VOLUME 4396, PAGE 608, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod in the southerly R.O.W. line of Camden St. (a minimum 55.6' Variable Width Public R.O.W.) for the west corner of the herein described tract, the north corner of Lot 7, Block 20, N.C.B. 822, Schaffer Subdivision, as recorded in Vol. 8000, Pg. 114, Real Property Records of Bexar County, Texas;

THENCE along and with said R.O.W., North 56°06'59" East, a distance of 52.32 feet (called a distance of 55.50 feet) to a found 1/2" iron rod at fence corner for the north corner of the herein described tract, the west corner of Lot A-7, Block 5;

THENCE along and with the common boundary line of said Lots A-4 and A-7, generally along a fence, South 34°36'41" East, a distance of 168.05 feet (called a distance of 167.90 feet) to a point of reference located North 23°04'16" West, a distance of 0.79 feet from a fence corner post for the east corner of the herein described tract, the south corner of said Lot A-7, a point in the northerly boundary line of Lot 8;

THENCE along and with said boundary, South 56°09'47" West, at a distance of 46.86 feet passing a found 1/2" iron rod marking the common corner of said Lot 8 and a tract of land known as the north 48.9' of Lot 1 and the north 55.2' of the south 5.6' of Lot 6, a total distance of 52.98 feet (called a distance of 55.50 feet) to a point of reference for the south corner of the herein described tract, the east corner of said Lot 7;

THENCE along and with the common boundary of the herein described tract and said Lot 7, North 34°23'10" West, a distance of 168.00 feet (called a distance of 167.90 feet) to the **POINT OF BEGINNING** and containing 0.20 acres, more or less.

Basis of Bearing: Texas South Central NAD 83.

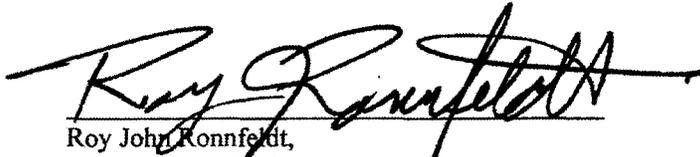
STATE OF TEXAS §

September 11, 2013

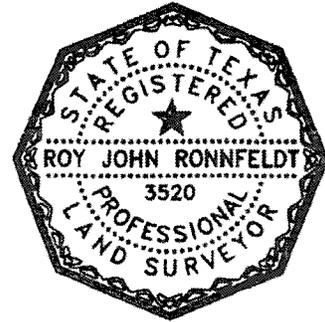
COUNTY OF BEXAR §

Z2014036 S

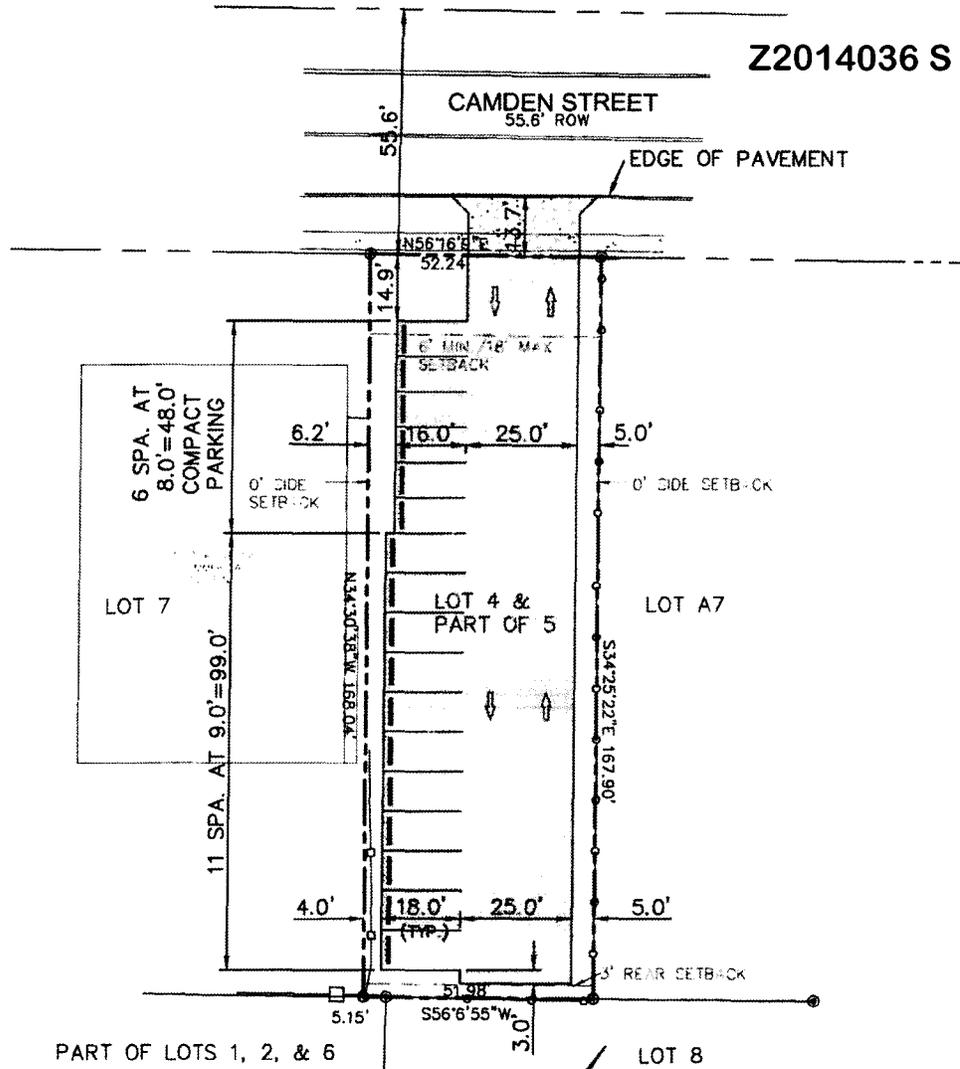
It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



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



Z2014036 S



TOTAL SITE: 0.201 ACRES
 6664.5 SQ. FT. OF IMPERVIOUS COVER

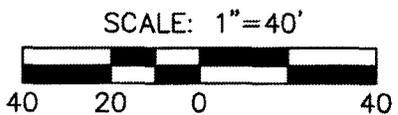
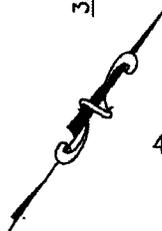
6664.5 SQ. FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB AND
 GUTTERS, WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE: PARKING

TOTAL ACCESSIBLE PARKING: HANDICAP PARKING FOR
 ENTIRE PROJECT WILL BE PROVIDED BY OTHERS WITHIN
 MAIN PARKING ACROSS STREET.
 TOTAL PARKING: 17

PROPERTY ADDRESS: 610 CAMDEN

REFERENCE:
 LOT 4 & PART OF 5, BLK 20, N.C.B. 822
 CITY BLOCK MAP# 822, WARD# 4, BLOCK# 20-5,
 PER THE CITY OF SAN ANTONIO BLOCK MAP REC.

"I, ALICIA BOND, 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."



11/14/13

PROJECT NO.
DATE: 11/14/13
DRAWN BY: JR DESIGNED BY: KWL
SCALE: 1" = 40'

CAMDEN ST.
 610 CAMDEN
 SAN ANTONIO, TEXAS 78215

SITE EXHIBIT

K Love
ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5683

ATTACHMENT B