SG/cla
04/02/2015
Z-12

CASE NO. Z2015084 CD

AN ORDINANCE 2015-04-02-0261

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 a 0.869 acre tract of land out NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

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 April 12, 2015.

PASSED AND APPROVED this 2nd day of April 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-12 (in consent vote: 49, Z-2, P-2, Z-5, P-3, Z-6, Z-7, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-14, Z-15, Z-16, Z-17, P-5, Z-20, Z-21, Z-22, Z-24)**
Date:	04/02/2015
Time:	02:11:58 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015084 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on a 0.869 acre tract of land out NCB 11166 located on a portion of the 9900 Block of Roosevelt Avenue. 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			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				
Michael Gallagher	District 10		x				

EXHIBIT A
METES AND BOUNDS
FOR 0.869 ACRES, PROPOSED TRACT Z7
OUT OF PROPOSED LOT 4
NCB 11166 CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Being 0.869 acre tract out of a 6.972 acre tract of land consisting of that certain called 6.71 acre tract to Santiago Sandoval recorded in Volume 15091, Page 1642 Real Property Records, Bexar County, Texas and a called 0.279 acre tract of land to Santiago Sandoval recorded in Volume 16497, Page 1207 Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNIING at a iron rod found in the west right of way of Roosevelt Avenue (120 feet wide) (US HWY 281) being the southeast corner of Lot 2, Block 5, Alameda Homesites as recorded in Volume 3025, Page 109 Deed and Plat Records of Bexar County, Texas, the northeast corner of said 0.279 acre tract, the northeast corner hereof and the PLACE OF COMMENCING hereof;

THENCE with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, S 17° 00' 00" E, a distance of 114.08 feet to an iron rod set;

THENCE continue with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, S 15° 38' 48" E , a distance of 167.07 feet to an iron rod set and the PLACE OF BEGINNING hereof

THENCE continue with the west line of Roosevelt Avenue and the east line of both Sandoval tracts, S 15° 38' 48" E, a distance of 111.46 feet to an iron rod set and the southeast corner hereof and the east most northeast corner of that certain 11.817 acre tract of land to David W. Friesenhahn Volume 13729, Page 358 Real Property Records, Bexar County, Texas;

Thence with said 11.817 acre line the following courses and distances;

S 89° 59' 53" W a distance of 367.58 feet to an iron rod set;

N 00° 03' 54" E a distance of 107.33 feet to an iron rod set;

THENCE across said 6.393 acres N 89° 59' 53" E a distance of 337.39 feet to the PLACE OF BEGINNING containing 37,834 square feet or 0.869 acres of land more or less.

Note: I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are ½ inch rebar with survey caps attached. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.
C:\Users\Chris\Desktop\5xxxx\10774___sandoval_plat\10774_SANDO_lot_4--rev.docx

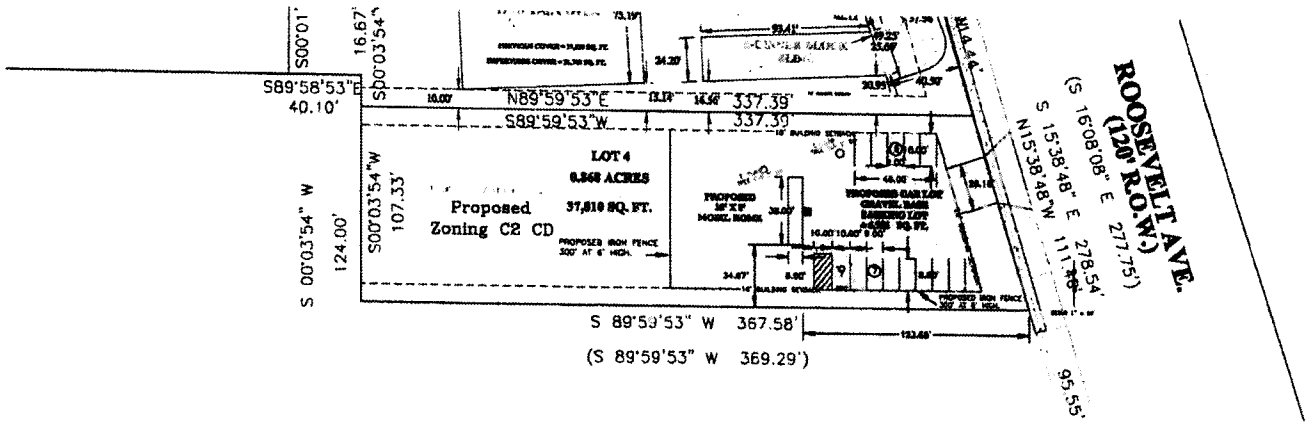
Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 5552
JULY 26, 2014 REV: 09/04/2014

STATE OF TEXAS
REGISTERED
JOSE ANTONIO TREVINO
5552
PROFESSIONAL
LAND SURVEYOR

Attachment A

Z2015084

SITE PLAN



1. The following statement: "I, Santiago Sandoval, 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.

LEGEND

- O = SET 1/2 IRON ROD
- ● = FND 1/2 IRON ROD
- = POWER POLE
- = FIRE HYDRANT
- Ⓢ = STORM SEWER M.H.
- ◉ = FND 1" PIPE

OWNER/DEVELOPER:

SANTIAGO SANDOVAL
8847 FIVE PALMS DR.
SAN ANTONIO, TX 78242

(NO ADDRESS) ROOSELVELT AVE.

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Land Development & Civil Engineering
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www.abcivilconsultants.com

AB Civil Consultants, LLC

SANDOVAL AUTO SALES
9931 ROOSEVELT ROAD
SAN ANTONIO, TEXAS

SHEET

Attachment B