

AN ORDINANCE 2015-01-15-0041

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 1.012 acres out of NCB 250 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus.

SECTION 2. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered up to a height of eight (8) feet along the front, side and rear yards.

SECTION 3. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. The City Council approves this Specific Use Authorization so long as the attached

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Z-20. Amended.

CASE NO. Z2015043 S

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 25, 2015.

PASSED AND APPROVED this 15th day of January 2015.

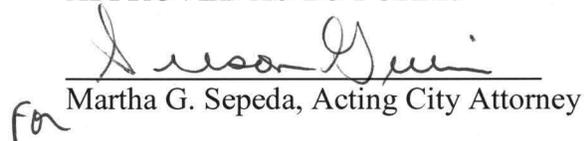


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-20 (in consent vote: 17, 18, 20, P-2, Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, Z-15, Z-16, Z-20, Z-21, Z-22, Z-23, P-5, Z-25, Z-26, Z-27, Z-31, Z-33, Z-34)						
Date:	01/15/2015						
Time:	02:08:52 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015043 S (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus allowing a fence up to eight (8) feet in height along the front, side and rear yards of the subject property in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 1.012 acres out of NCB 250 located at 1231 West Martin Street. 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				
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				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				

Z2015043 S

FIELD NOTES
FOR
1.012 AC.

BEING 1.012 acres of land consisting of all of the called 1.013 acres as described as Tract One in the deed recorded in Volume 5180, Page 977 of the Deed Records of Bexar County, Texas and described therein as being out of Lots 2, 9, 13 and 14 and all of Lot 8, Block 43, New City Block 250 and all of Lot 15, Block 43, New City Block 250, in the City of San Antonio, as shown on plat of the Carpenter-Sein Subdivision recorded in Volume 4700, Page 291 of the Deed and Plat Records of Bexar County, Texas, said 1.012 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod for the northwest corner of this tract and said Lot 15 and also being the southwest corner of Lot 17, Block 43, New City Block 250 as shown on plat of the American G.I. Forum of Bexar County Subdivision recorded in Volume 9599, Page 71 of the Deed and Plat Records of Bexar County, Texas;

THENCE with a curve to the left having a radius of 281.82 feet, a central angle 15°00'05", a chord bearing and distance of S 43°39'59" E, (bearings based on said plat recorded in Vol. 9599, Pg. 71) 73.58 feet and an arc length of 73.79 feet (deed calls 73.37'), to a found 1/2" iron rod for a non-tangent point of compound curvature;

THENCE with a curve to the left having a radius of 342.26 feet, a central angle 18°03'42", a chord bearing and distance of S 61°41'34" E, 107.45 feet and an arc length of 107.89 feet, to a found bent 1/2" iron rod for a corner;

THENCE S 84°16'05" E, a distance of 65.35 feet (deed calls 65.52'), to a set "+" on concrete for the northeast corner of this tract;

THENCE S 05°25'57" W, at a distance of 169.37 feet passing a found 1/2" iron rod with Pape-Dawson cap for the southwest corner of said Lot 18, at a distance of 176.37 feet passing a 1/2" iron rod of unknown origin (original survey calls for a railroad spike) and continuing for a total distance of 176.62 feet (deed calls 176.70') to a set 1/2" iron rod with cap stamped ICI RPLS 4905 on the occupied north line of West Martin Street, a variable width right-of-way, 55.6 foot minimum, for the southeast corner of this tract;

THENCE N 84°16'05" W, a distance of 219.91 feet (deed calls 219.98'), on the occupied north line of West Martin Street, to a set "-" in concrete sidewalk for the southwest corner of this tract and the southeast corner of a called 1.0342 acre tract recorded in Volume 11855, Page 826 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE N 05°25'16" E, at a distance of 13 feet crossing through the east side of a gate into the adjoining tract, at a distance of 27 feet crossing the east fence of the adjoining tract, at a distance of 148 feet crossing railroad tracks and continuing for a total distance of 265.75 feet (deed calls 265.44') to the POINT OF BEGINNING and containing 1.012 acres of land, more or less, in the City of San Antonio, Bexar County, Texas.

Plat of survey provided.

Intercoastal Contractors, Inc.


Henry C. Cash, Jr. R.P.L.S. No. 4905
June 21, 2012
Job File No. 1015.00



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ATTACHMENT A

