

AN ORDINANCE 2011-06-02-0466

**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 Lots 3, 4 and 5, Block 3, NCB 2073, save and except a portion of the property deeded to the West End Street Car Company as recorded in Volume 68, Page 606 of the Bexar County Real Property Records, 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 saved and excepted in Section 1 above, 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.** A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

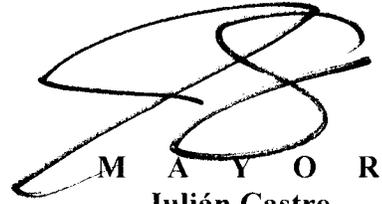
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this

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.

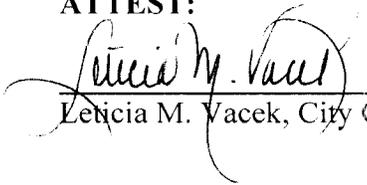
**SECTION 7.** This ordinance shall become effective June 12, 2011.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of June 2011.



M A Y O R  
Julián Castro

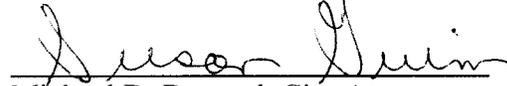
**ATTEST:**



---

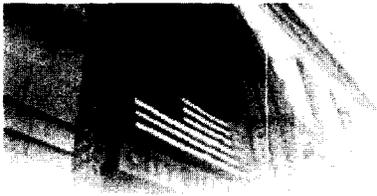
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



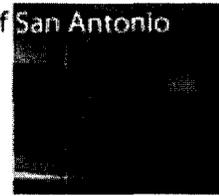
---

Michael D. Bernard, City Attorney



Request for  
**COUNCIL**  
**ACTION**

City of San Antonio



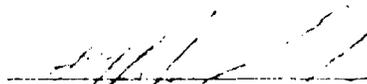
## Agenda Voting Results - Z-8

<b>Name:</b>	Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, P-3, Z-13, Z-15, Z-16						
<b>Date:</b>	06/02/2011						
<b>Time:</b>	03:02:48 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2011113 CD (District 1): 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 Lots 3, 4 and 5, Block 3, NCB 2073 located at 1035 Culebra Road. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Rey Saldaña	District 4		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				
Carlton Soules	District 10		x				



WILLIAM P. LOCKETT, JR. and AILEEN A. LOCKETT, at the instance and request of the grantee herein, having advanced and paid in cash to the grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$55,000.00 note, the Vendor's Lien, together with the superior title to said property, is retained herein for the benefit of said WILLIAM P. LOCKETT, JR. and AILEEN A. LOCKETT, and the same are hereby TRANSFERRED and ASSIGNED to said WILLIAM P. LOCKETT, JR. and AILEEN A. LOCKETT.

EXECUTED this 12th day of August, 1996.

  
\_\_\_\_\_  
JOSEPH D. LANE,

STATE OF TEXAS

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of August 1996, by JOSEPH D. LANE,

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO GRANTEE

ALEJANDRO ALANIS  
915 311-8888  
15722

VOL 6966 PG 357

VOL 6041 PG 555



✓ THIS INSTRUMENT HAS BEEN RECORDED MORE THAN ONE TIME

GERRY RICKHOFF  
COUNTY CLERK, BEXAR COUNTY

YOU 6845 PG0358

YOU 6845 PG0358

Any provision hereinafter which restricts the sale, rental, or use of the described real property because of race is hereby declared void and unenforceable under Federal Law, STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in Public Record Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Aug 10 1996

At 4:15pm

Receipt #: 245427  
Recording: 5.00  
Doc/Mgmt: 6.00

Doc Num: 96-0122049

Deputy: Alissa French

AUG 20 1996



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Sep 03 1996

At 4:42pm

Receipt #: 256820  
Recording: 5.00  
Doc/Mgmt: 6.00

Doc Num: 96-014074

Deputy: Jana Hernandez

SEP 03 1996

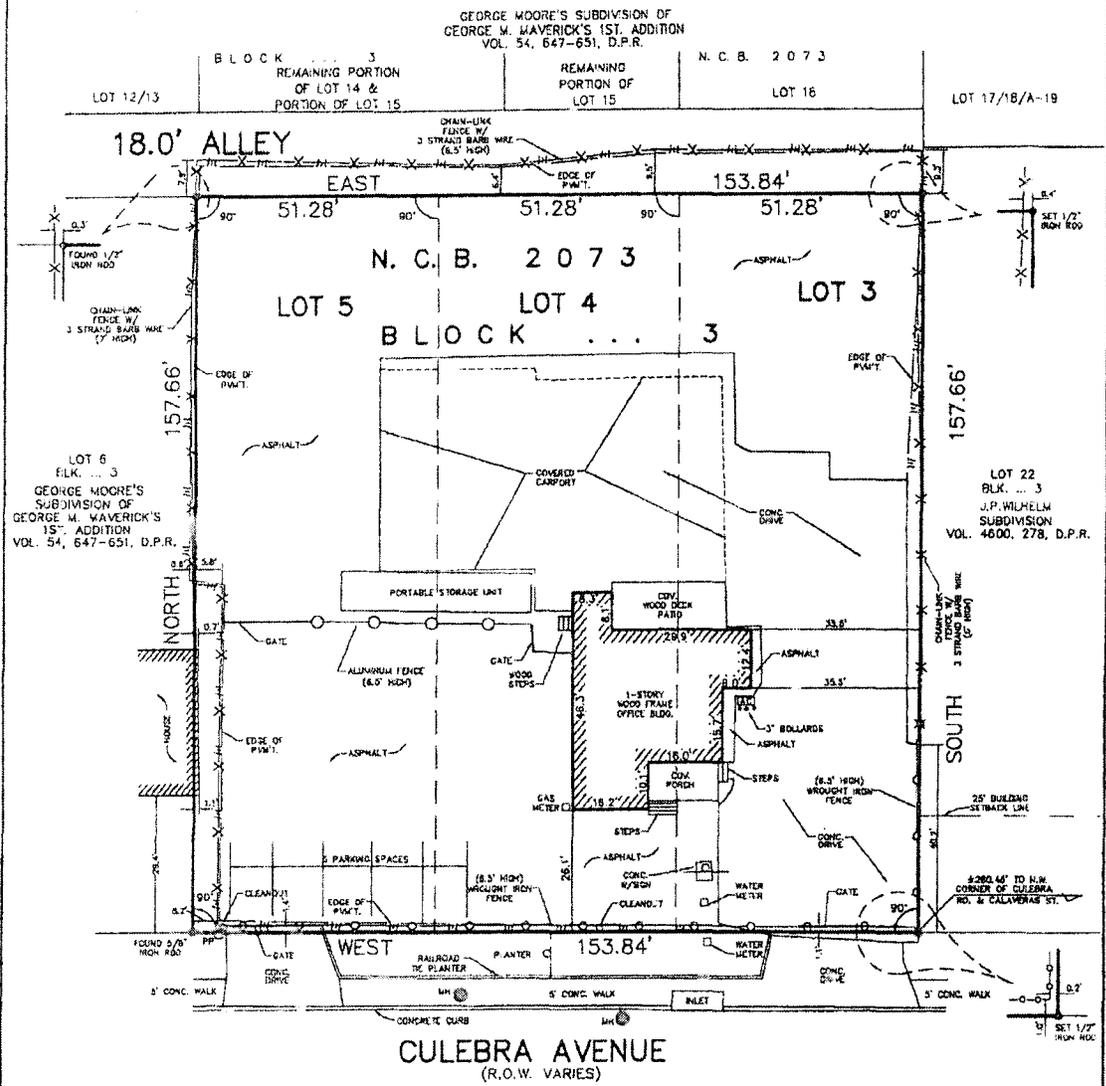


*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

RECORDED'S MEMORANDUM

AT THE CLERK'S OFFICE OF BEXAR COUNTY, TEXAS, THIS INSTRUMENT WAS RECORDED IN PUBLIC RECORD SEQUENCE ON SEP 03 1996 AT 4:42 PM. THE INSTRUMENT WAS FILED IN PUBLIC RECORD SEQUENCE ON SEP 03 1996 AT 4:15 PM. THE INSTRUMENT WAS RECORDED IN PUBLIC RECORD SEQUENCE ON SEP 03 1996 AT 4:42 PM.

NOTE: BEARING SOURCE TEXAS STATE PLANE COORDINATE SYSTEM NAD-83.

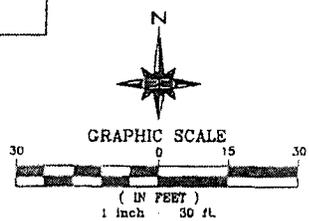


"I, ALEJANDRO ALANIS the property owner, acknowledge that this plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any / all City-adopted Codes at the time of plan submittal for building permits."

23,314 SQ.FT. OF IMPERVIOUS COVER  
 1,210 SQ.FT. OF BUILDING TO BE REZONED  
 2,2104 SQ.FT. OF ALL PAVED OR HARD SURFACE  
 STREETS, PARKING FACILITIES, INCLUDING CURB  
 AND GUTTERS, WALLS, LOADING AREAS AND ASPHALT  
 INTENDED USE: USED CAR LOT  
 ZONING: C-2

PARKING SPACES : 5  
 HANDICAPPED SPACES : 0  
 TOTAL PARKING SPACES : 5

PROPERTY ADDRESS: 1035 CULEBRA ROAD  
 PLAT OF:  
 Lot 3/4/5, Blk. 3, N.C.B. 2073  
 Subdivision GEORGE MOORE'S SUBDIVISION OF  
GEORGE M. MAVERICK'S 1ST. ADDITION  
SAN ANTONIO BEXAR County, Texas



Prepared by  
**BRIONES**  
 CONSULTING & ENGINEERING LTD.  
 8118 BROADWAY A Y SAN ANTONIO, TX 78259 (210) 828-1431 (210) 828-1432 fax

**BARRERA LAND SURVEYING**  
 1718 S. JOPLAND 1111 SAN ANTONIO, TEXAS 78204  
 (210) 571-4264 PHONE (210) 571-4264 FAX

Reference:  
 As recorded in Vol. and Pg.  
54, 647-651, Deed & Plat Records  
BEXAR County, Texas



STATE OF TEXAS  
 COUNTY OF BEXAR  
 This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.  
 Dated: March 31, 2011  
  
 David Barrera  
 Registered professional Land Surveyor No. 5286