

ORDINANCE

2022-10-20-0808

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 1.748 acres out of NCB 18229, located at 12420 Interstate Highway 10 East, from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Screening from Public ROWs and Adjacent Property Required).

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 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 **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

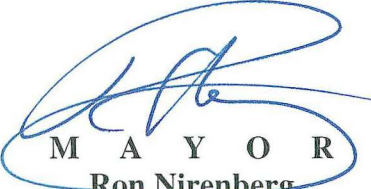
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

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 October 30, 2022.

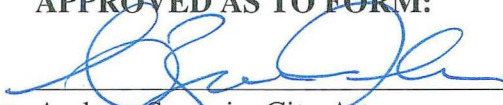
PASSED AND APPROVED this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


for Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

7.

2022-10-20-0808

ZONING CASE Z-2022-10700188 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Screening from Public ROWs and Adjacent Property Required) on 1.748 acres out of NCB 18229, located at 12420 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

| | |
|----------------|--|
| Aye: | Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage |
| Absent: | McKee-Rodriguez, Rocha Garcia, Perry |

EXHIBIT “A”

**MARTINEZ
SURVEYING & MAPPING CO.
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244**

STATE OF TEXAS
COUNTY OF BEXAR

1.748 ACRE TRACT

All that certain tract or parcel of land containing 1.748 acres in the City of San Antonio, Bexar County, Texas, out of the Joseph Peasley Survey No. 319, Abstract 584, New City Block 18229, being a portion of that certain tract called 3.000 acres described in conveyance from Frank Chervinskis and Karen Chervinskis to Luis Carlos Cantu and Monica Young De Cantu, of record in Volume 11523, Page 1608, Real Property Records of Bexar County, Texas; Save & Except that certain 0.0502 acre tract conveyed to the State of Texas, of record in Document # 20220151411, Official Public Records of Bexar County, Texas.

BEGINNING: at a 5/8" iron pin found with 3" diameter aluminum TxDot cap located on the Southeast right of way line of Interstate Highway 10 at the South corner of State of Texas, 0.0502 acre tract, of record in Document # 20220151411, Official Public Records of Bexar County, Texas and same being the East corner of State of Texas, 0.0480 acre tract, of record in Document # 20220009957, Official Public Records of Bexar County, Texas, at the North corner of the remaining portion of Francisco & Jovita Olvera, remaining portion of 3.111 acre tract, of record in Document # 20200166927, Official Public Records of Bexar County, Texas, for the West corner of this tract;

THENCE: North 68 deg. 44 min. 32 sec. East, 156.22 feet along with the Southeast right of way line of Interstate Highway 10 to a 5/8" iron pin found with 3" diameter aluminum TxDot cap, at the East corner of said State of Texas, 0.0502 acre tract, same being the South corner of State of Texas, 0.0556 acre tract, of record in Document # 20220009957, Official Public Records of Bexar County, Texas, at the West corner of Sherrie Clark, remaining portion of 2.823 acre tract, of record in Volume 16041, Page 1716, Official Public Records of Bexar County, Texas, for the North corner of this tract;

THENCE: South 60 deg. 00 min. 42 sec. East, 623.37 feet to a point located on the City Limits line and the common line between said 3.00 acre tract and said Clark tract, for the East corner of this tract;

THENCE: South 68 deg. 44 min. 32 sec. West, 157.06 feet along the City Limit line and across said 3.00 acre tract to a point on the common line between said 3.00 acre tract and said Olvera tract, for the South corner of this tract;

THENCE: North 59 deg. 57 min. 05 sec. West, 622.84 feet to the POINT OF BEGINNING.

Exhibit "A"

Bearing Basis – North 59 deg. 57 min. 05 sec. West, 1092.30 feet – along the Southwest line of said 3.00 acre tract, as obtained from GPS Observations using WGS84, NAVD88.



A handwritten signature in blue ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 22-9-25
September 27, 2022
(SEE ATTACHED SURVEY PLAT)

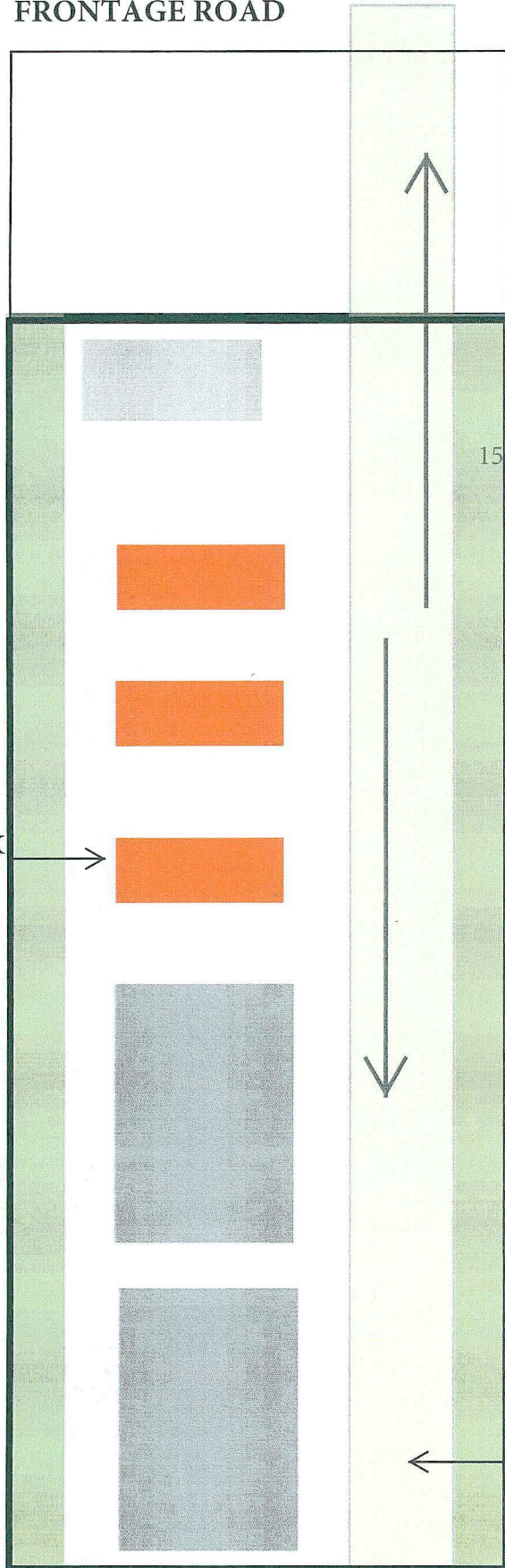
EXHIBIT “B”

INTERSTATE HWY 10 E
FRONTAGE ROAD

Z-2022-10700188 CD
12420 IH 10 E

75 FT

30 FT
SETBACK



OFFICE 30*15 SQ/FT

CARPORT 40*70 SQ/FT

INGRESS/EGRESS 32*587 SQ/FT

PORTABLE PODS 8 10*20 PODS

TYPE B
LANDSCAPE
BUFFER 15' WIDE

— REQUIRED
SCREENING

587 FT

1.748 ACRES OUT OF NCB 18229

FROM: "R-6 AHOD" Residential Single-Family Airport
Hazard Overlay District and "C-2 AHOD" Commercial
Airport Hazard Overlay District

TO: "C-2 CD AHOD" Commercial Airport Hazard
Overlay District with a Conditional Use for Storage -
Outside (Screening from Public ROWs and Adjacent
Property Required)

"I, Carlos Cantu, 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.

30 FT
SETBACK

155 FT
OUTSIDE CITY LIMITS

Exhibit "B"