

ORDINANCE

2022-10-20-0822

**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 0.031 acres out of NCB 18830, located at 6025 Tezel Road, from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Studio/Parlor.

**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.

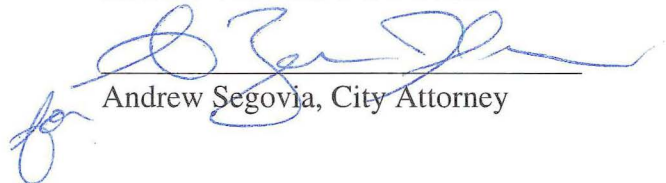
**PASSED AND APPROVED** this 20<sup>th</sup> day of October, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting October 20, 2022

**25.**

**2022-10-20-0822**

ZONING CASE Z-2022-10700224 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Studio/Parlor on 0.031 acres out of NCB 18830, located at 6025 Tezel Road. 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:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
<b>Absent:</b>	McKee-Rodriguez, Rocha Garcia, Perry

# EXHIBIT “A”



STATE OF TEXAS §  
COUNTY OF BEXAR§

BEING 0.031 ACRES OF LAND, KNOWN AS SUITE 111, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 18830, TEZEL COMMERCIAL CENTER, UNIT 2, RECORDED IN VOLUME 9522, PAGE 139, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO GJG4CE, LLC RECORDED IN DOCUMENT NUMBER 2020036655, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northwest corner of this 0.031 acre tract and the POINT OF BEGINNING;

THENCE South 86°22'00" East 50.64 feet to a point for the northeast corner of this 0.031 acre tract;

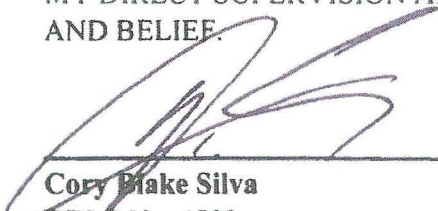
THENCE South 04°03'12" West 27.00 feet to a point for the southeast corner of this 0.031 acre tract;

THENCE North 86°22'00" West 50.69 feet to a point for the southwest corner of this 0.031 acre tract;

THENCE North 04°09'03" East 27.00 feet to the POINT OF BEGINNING and containing 0.031 acres of land.

BASIS OF BEARINGS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
Cory Blake Silva  
RPLS No. 6500  
September 23, 2022  
Job No. 220612504



# EXHIBIT “B”

I, Lisa Haynes, the property owner, I acknowledge that the 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 the City Council approval of the site plan in conjunction with rezoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits.

6025 Tezel rd. suite 111 Zoning  
from: C-2  
Zoning to: C-1CD with  
Conditional Use for a tattoo  
shop  
0.031 acres out of NCB 18830  
0.031 acres

