

ORDINANCE 2022-10-20-0827

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 2.35 acres out of NCB 17402 from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 CD MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted).

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.



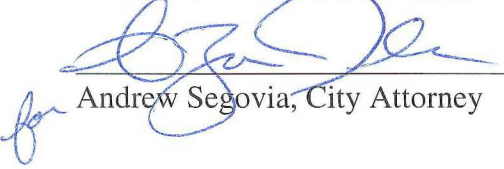
M A Y O R
Ron Nirenberg

ATTEST:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

30.

2022-10-20-0827

ZONING CASE Z-2022-10700245 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 CD MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 2.35 acres out of NCB 17402, located at 5119 Beckwith Boulevard. 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”

galbraith
engineering

CONSULTANTS, INC.

825 West Bitters Road
Suite 105
San Antonio, Texas 78216
(710) 496-2636
FAX 496-0314

June 28, 2000

METES AND BOUNDS DESCRIPTION
FOR A
2.35 ACRE TRACT (102,412.16 SQ. FT.)

Being 2.35 acres (102,412.16 square feet) of land out of Lot 1 Block 2, New City Block 17402 Neely Vance Jackson Subdivision Unit 2, as recorded in Volume 9513 Page 204, Deed and Plat records of Bexar County, Texas being further described as follows:

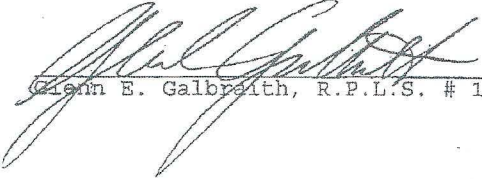
BEGINNING at an iron pin found for the most Southwesterly corner of Lot 1 Block 2, New City Block 17402 Neely Vance Jackson Unit 2, as recorded in Volume 9513 Page 204 Deed and Plat Records of Bexar County, Texas thence North 88 Degrees 57 Minutes 45 Seconds East a distance of 350.00 feet to the Point-of-Beginning of the herein described tract;

THENCE North 01 Degrees 02 Minutes 15 Seconds West a distance of 346.09 feet to an angle point found for a corner;

THENCE North 89 Degrees 00 Minutes 12 Seconds East a distance of 296.00 feet to an angle point;

THENCE South 01 Degrees 02 Minutes 15 Seconds East a distance of 345.87 feet to an angle; said point being along the north right-of-way line of Frank Neely Drive and being the southeasterly corner of this tract;

THENCE South 88 Degrees 57 Minutes 45 Seconds West a distance of 296.00 feet along the North right-of-way line of Frank Neely Drive to the point-of-beginning and containing 2.35 acres of land.


Glenn E. Galbraith, R.P.L.S. # 1917



VOL 9498 PG 2440

EXHIBIT “B”



SCALE: 1" = 30'

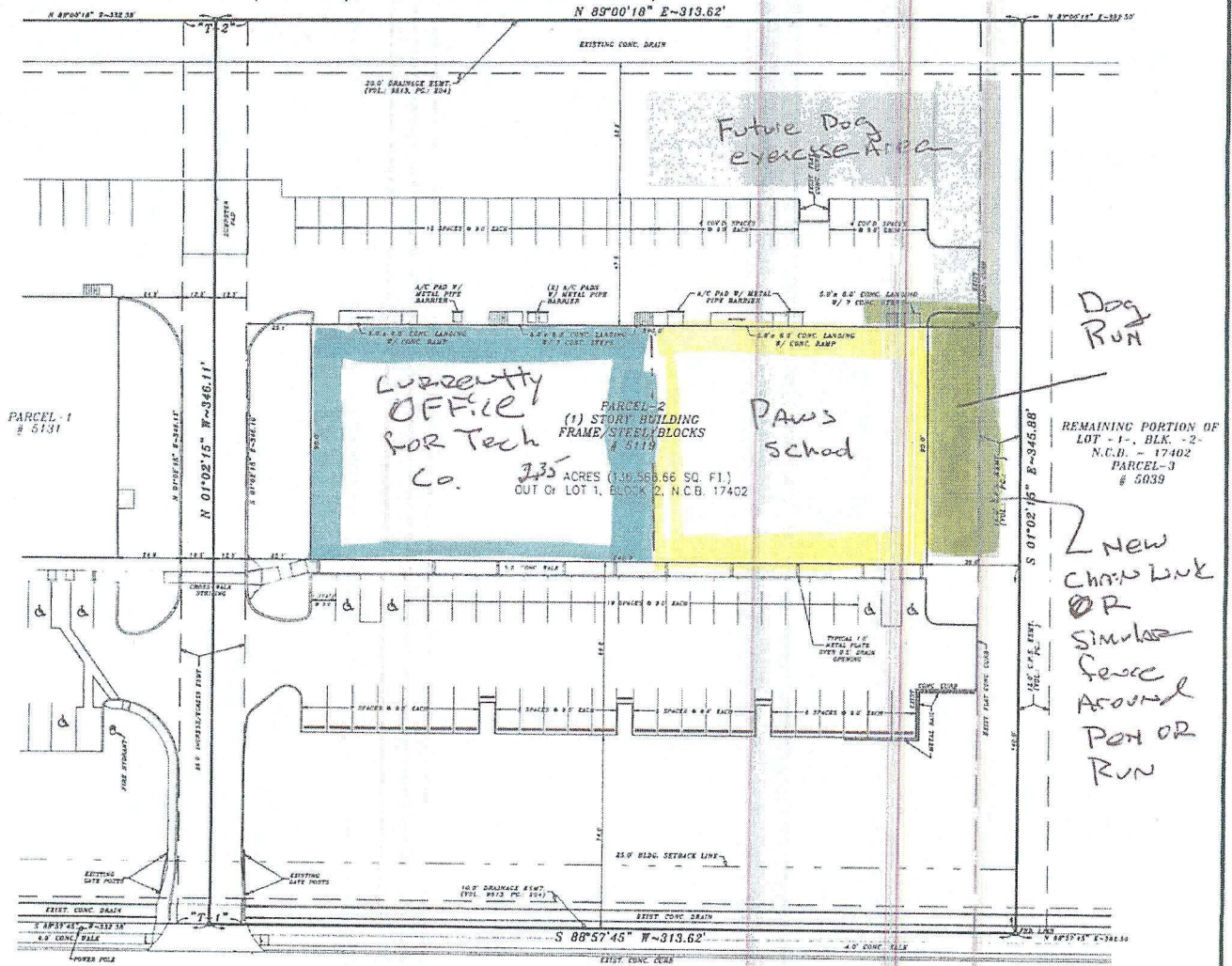
"I, Robert Goldberg, manager of the general partner of 24000 Tech Dr. Building Ltd, the property owner of 5119 Beckwith Blvd, San Antonio Texas, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development 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.

Z-2022-10700245

From: C-3NA

To: C-3 CD for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted)

(All Overlays remain the same MLOD-1 MLR-2)



BECKWITH BLVD.
(60' D.R.O.V.) (FRANK NEELY DRIVE AS PER PLAT VOL. 9513, PG. 204)

BLDG IS 240 X 90 = 21,600 sq ft
Lot is 2.35 ACRES see attached
Field notes

Exhibit "B"

PROPERTY LINE--LINE DATA		
T-#	BEARING	DISTANCE
T-1	S 88°57'45" E	25.00'
T-2	N 89°00'16" E	25.00'

NEELY-VANCE JACKSON SUBDV # 2			
		AS BUILT SURVEY OF PARCEL-2 3.13 ACRES (136,583.66 SQ. FT.) OUT OF LOT -1-, BLK. -2- N.C.B. 17402 NEELY-VANCE JACKSON SUBDIVISION UNIT-2	
DATE _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ JOB NO: 16440001		DATE 11-14-2011 SHEET 1 OF 1	