

ORDINANCE 2022-11-03-0858

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 on approximately 1.082 acres of land, out of the remainder of Lot 24, Block 3, NCB 8250, located at 114 Park Plaza, from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Air Conditioner – Retail.

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.

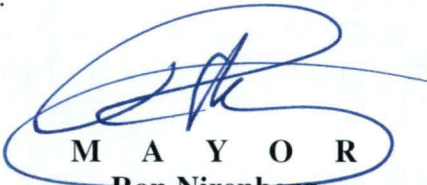
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

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 November 13, 2022.

PASSED AND APPROVED this 3rd day of November, 2022.



M A Y O R
Ron Nirenberg

ATTEST:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting November 3, 2022

11.

2022-11-03-0858

ZONING CASE Z-2022-10700240 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Air Conditioner - Retail on approximately 1.082 acres of land, out of the remainder of Lot 24, Block 3, NCB 8250, located at 114 Park Plaza. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Exhibit “A”

FIELD NOTES

For

1.081 Acres of Land

114 Park Plaza

San Antonio, Bexar County, Texas

All that certain 1.081 acres (called 1.082 acres) of land, more or less, out of the remainder of Lot 24, Block 3, NCB 8250, Lakeview Gardens No. 2, San Antonio, Bexar County, Texas, recorded in Volume 105, Page 282, Bexar County Plat Records, said 1.081 acre tract being more particularly described by metes and bounds as follows:

BEGINNING At an iron pin set on the North Right-of-Way line of West Commerce Street at its intersection with the East line of said Lot 24, for the Southeast corner of this tract, said corner being Easterly along said North Right-of-Way line a distance of 101.75 feet from an East Right-of-Way line of Park Plaza;

THENCE S 89°51'00" W, 101.75 feet along the North Right-of-Way line of West Commerce Street, to an iron pin set on an East Right-of-Way line of Park Plaza

THENCE Northerly along Easterly Right-of-Way lines of Park Plaza the following calls: N 00°20'00" E, 10.20 feet to an iron pin set on a curve at a radial bearing S 00°20'00" W, along said curve to the right, having a radius of 25.00 feet, central angle of 89°19'14" (called 89°40'00") and a tangent length of 25.14 feet (called 24.85 feet), an arc distance of 39.41 feet (39.12 feet) to an iron pin set at the point of tangency, N 00°20'00" E, 339.85 feet to an iron pin set for the Northwest corner of this tract, said corner being the Southwest corner of Lot 18, Block 3, NCB 13458, Parkview West, as recorded in Volume 4700, Page 184, Deed and Plat Records of Bexar County, Texas;

THENCE S 89°20'00" E, 126.75 feet along the South line of said Lot 18, along a chain link fence to an iron pin set by a fence corner on the East line of said Lot 24, for the Southeast corner of said Lot 18 and the Northeast corner of this tract;

THENCE S 00°20'00" W, 373.60 feet (called 374.78 feet) along the East line of said Lot 24 and along a chain link fence to the **POINT OF BEGINNING**, and containing 1.081 acres of land, more or less.

S. B. Shrestha

S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22215740
July 28, 2022



Exhibit "A"

Exhibit ‘B’

114 Park Plaza: Z2022-10700240 CD

A rezoning request from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Air Conditioners - Retail

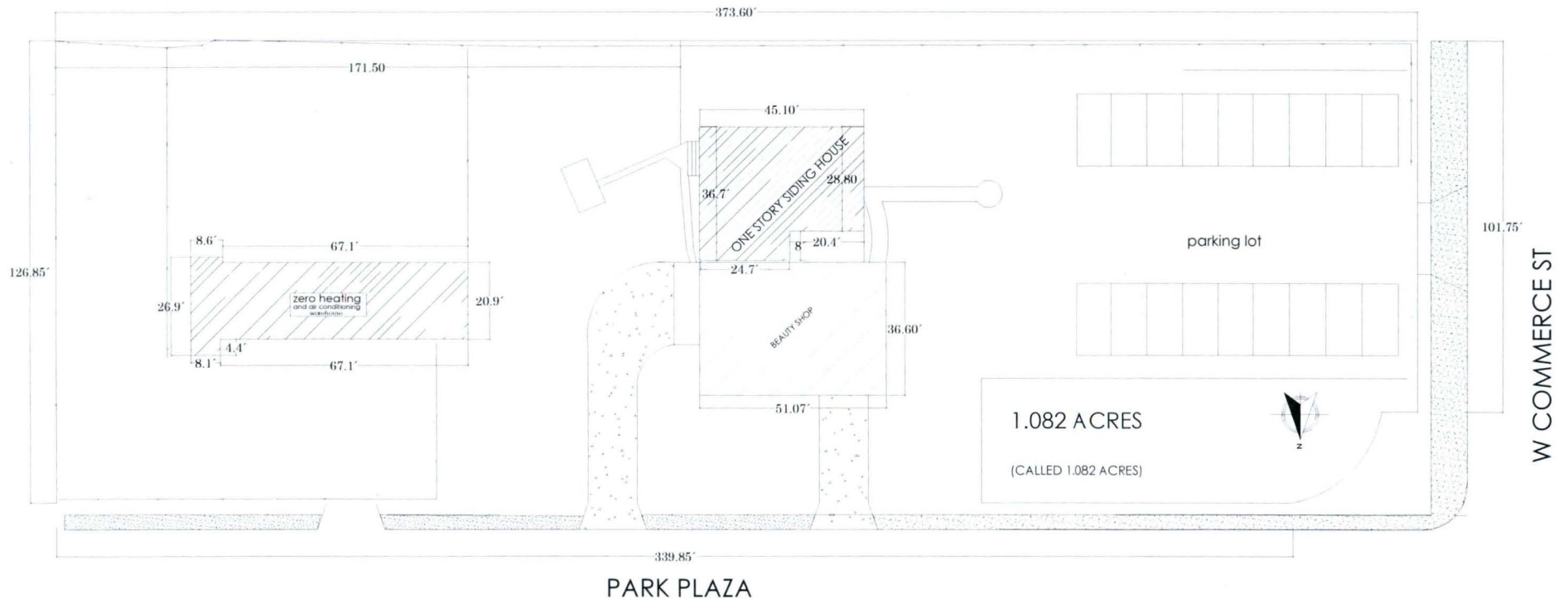


Exhibit "B"

I, Blanca Lopez, 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.