

ORDINANCE 2022-10-20-0824

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 of 3.924 acres out of NCB 17973, located at 7540 Bandera Road, from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat and Recreational Vehicle Storage (Outside and Screened).

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 based on the following conditions in order to ensure compatibility with the surrounding properties:

- A. Downward facing lighting directed away from residential zoning and/or uses.
- B. Hours of Operation: 7 days a week, 7:00a.m. to 7:00p.m., within 55-feet of the existing residential to the north.


SECTION 5. 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 6. 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 7. 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 8. This ordinance shall become effective October 30, 2022.

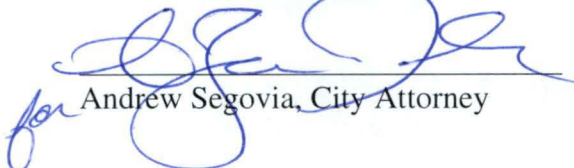
PASSED AND APPROVED this 20th day of October, 2022.


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

27.

2022-10-20-0824

ZONING CASE Z-2022-10700200 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat and Recreational Vehicle Storage (Outside and Screened) on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA-2022-11600075) (Continued from September 15, 2022)

Councilmember Sandoval moved to Approve with Conditions. Councilmember Courage 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

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 3.924 acre, more or less, tract of land comprised of all of the 1.667 acre tract described in instrument to Kelly I. Pattie recorded in Volume 16658, Page 2156 in the Official Public Records of Bexar County, Texas and a portion of the 3.916 acre tract described in instrument to Burns Family Living Trust recorded in Volume 5236, Page 1479 in said Official Public Records, in the M. De Los Santos Survey No. 82, Abstract 664, County Block 4446, now in New City Block 17973, in the City of San Antonio, Bexar County, Texas. Said 3.924 acre tract being more fully described as follows, with bearings based on the record bearings of said 3.916 acre tract:

- BEGINNING: At the intersection of the west line of said 3.916 acre tract and the northeast right-of-way line of Bandera Road, a variable width public right-of-way, at the south corner of Lot 8, Block 1 of the Art and David's Subdivision recorded in Volume 9528, Page 97 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 43°01'00" E, departing the northeast right-of-way line of said Bandera Road, along and with a northwest line of said 3.916 acre tract and the southeast line of said Lot 8, a distance of 116.16 feet to a point;
- THENCE: N 46°41'00" E, along and with a northwest line of said 3.916 acre tract, a southeast line of said Lot 8 and a southeast line of Lot 12, Art's Subdivision recorded in Volume 9542, Page 171 in said Deed and Plat Records, a distance of 380.04 feet to a point, at the southwest corner of said 1.667 acre tract;
- THENCE: N 30°26'30" W, along and with the southwest line of said 1.667 acre tract and the northeast line of said Lot 12, a distance of 440.13 feet to a point on the south line of Lot 1, Block 1, Leon Valley Bank recorded in Volume 9505, Page 119 in said Deed and Plat Records, at the northwest corner of said 1.667 acre tract;
- THENCE: N 69°38'30" E, along and with the north line of said 1.667 acre tract, the south line of said Lot 1 and the south line of Lot 24, Block 2, Westchase Subdivision recorded in Volume 9538, Page 139 in said Deed and Plat Records, a distance of 182.78 feet to a point, at the northeast corner of said 1.667 acre tract and an angle corner of said Lot 24;
- THENCE: S 30°26'30" E, along and with the northeast line of said 1.667 acre tract and the southwest line of said Lot 24, a distance of 65.41 feet to a point, at a northwest corner of said 3.916 acre tract, the southeast corner of said Lot 24 and the southwest corner of Lot 25 of said Westchase Subdivision;
- THENCE: N 51°39'12" E, along and with a northwest line of said 3.916 acre tract and a southeast line of said Westchase Subdivision, a distance of 176.78 feet to a point;

Exhibit "A"
Attachment "II"

THENCE: Departing a southeast line of said Westchase Subdivision, over and across said 3.916 acre tract, the following bearings and distances:

S 43°16'50" E, a distance of 189.30 feet to a point;

N 46°43'10" E, a distance of 74.44 feet to a point;

S 43°18'26" E, a distance of 120.00 feet to a point on the southeast line of said 3.916 acre tract and the northwest line of the tract described as Lot 4, County Block 4446 in Volume 6685, Page 695 in said Official Public Records;

THENCE: S 46°41'34" W, along and with the southeast line of said 3.916 acre tract, the northwest line of said Lot 4, the northwest line of Lot 4, Block 1, Finney Subdivision recorded in Volume 9649, Page 55 in said Deed and Plat Records and the northwest line of Lot 3, Block 1 Reina Circle Subdivision recorded in Volume 9594, Page 43 in said Deed and Plat Records, a distance of 325.33 feet to a point;

THENCE: S 46°21'13" W, along and with the southeast line of said 3.916 acre tract, the northwest line of said Lot 3 and the northwest line of the 0.961 acre tract described in Volume 6867, Page 582 in said Official Public Records, a distance of 239.76 feet to a point, at the west corner of said 0.961 acre tract and the north corner of Lot 2, Block 1, Eckhart Square Subdivision recorded in Volume 9507, Page 127 in said Deed and Plat Records;

THENCE: Along and with the southeast line of said 3.916 acre tract and the northwest line of said Lot 2, the following bearings and distances:

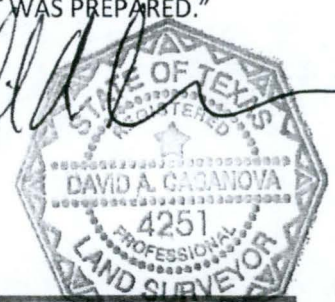
S 46°44'02" W, a distance of 317.35 feet to a point;

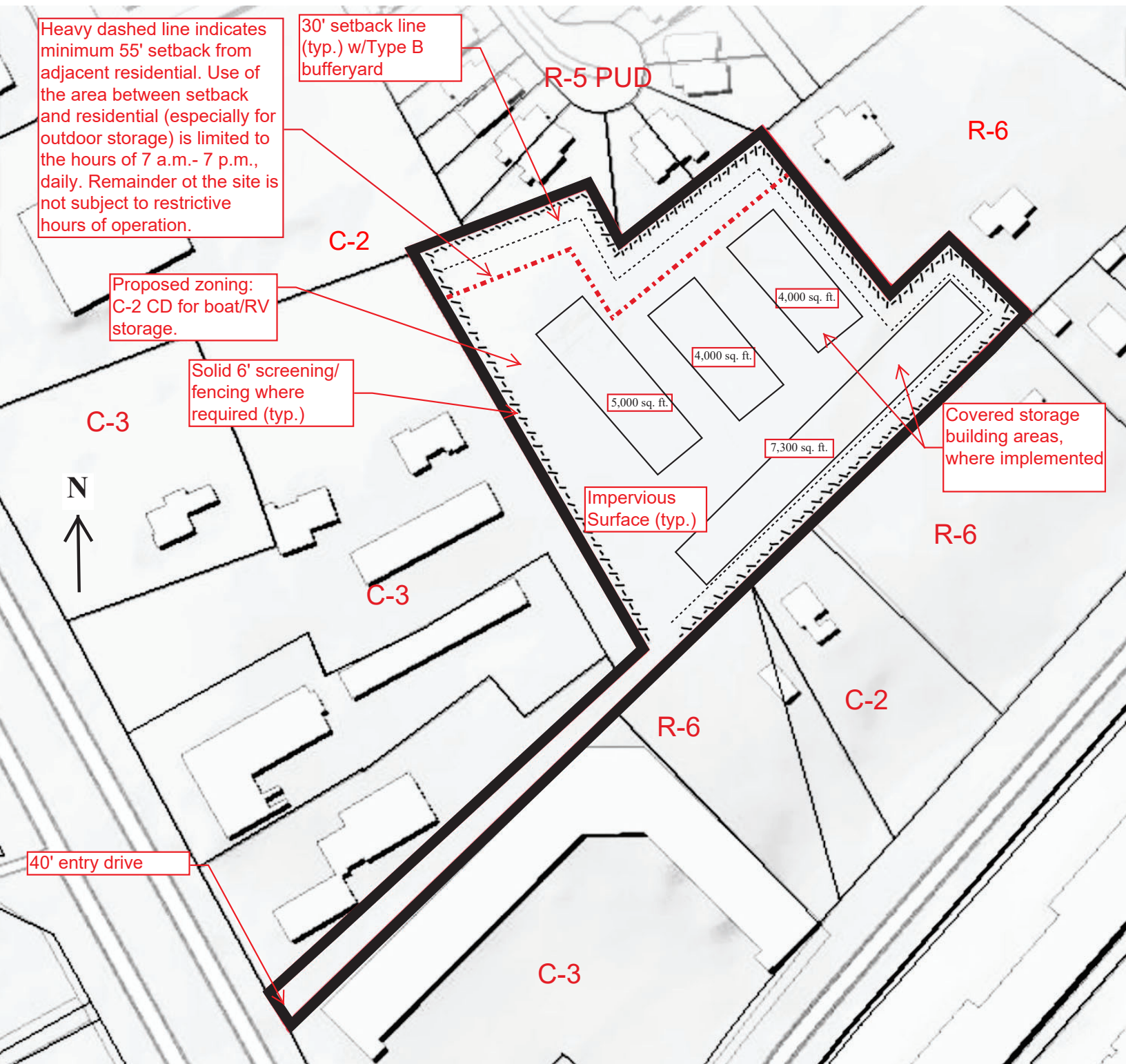
S 43°01'00" W, a distance of 124.55 feet to a point on the northeast right-of-way line of said Bandera Road;

THENCE: N 28°27'15" W, along and with the northeast right-of-way line of said Bandera Road, a distance of 33.35 feet to the POINT OF BEGINNING and containing 3.924 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9147-21 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 28, 2022
JOB NO. 9147-21
DOC. ID. N:\Survey21\21-9100\9147-21\Word\9147-21 FN ZONING.docx





7540 Bandera/7723 Woodchase Dr.
San Antonio, TX, 78240
Zoning Site Plan: Z-2022- 200

I, 7723 Woodchase LLC, 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 UDC. 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.

Details:

Area: +/- 3.924 acres

From: "R-6"

To: "C-2 CD" with a conditional use for Auto, Boat, and Recreational Vehicle storage- Outside and Screened

Parking: Generally- 1 per 600 GFA

Lighting: Outdoor lighting must be downward facing and away from existing residential uses