

ORDINANCE

2021-12-16-1019

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 2.9798 acres out of NCB 14697 from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus.

SECTION 2. 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.

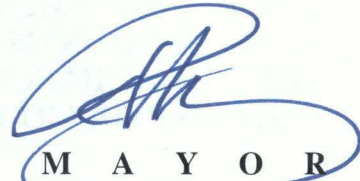
SECTION 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective December 26, 2021.

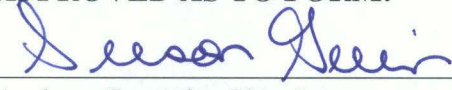
PASSED AND APPROVED this 16th day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 16, 2021

73.

2021-12-16-1019

ZONING CASE Z-2021-10700238 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600078)

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

**ZONING DESCRIPTION FOR
A 2.9798 ACRE TRACT**

2.9798 acres out of tracts Three (3) and Four (4), Block One (1), New City Block Fourteen Thousand Six Hundred Ninety-Seven (14697), of the Gustav Eckert Estate Subdivision, lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 388, Deed and Plat Records of Bexar County, Texas, said 2.9798 acres being more particularly described as follows:

BEGINNING at an iron pin at the fence corner at the most northerly corner of Tract 4;

THENCE: along a fence line **S 48 Degrees 32 Minutes 53 Seconds E**, a total distance of **569.83 feet** to an iron pin being the most easterly corner of this tract;

THENCE: along a fence line **S 57 Degrees 16 Minutes 28 Seconds W**, a total distance of **149.39 feet** to an iron pin being on the north right-of-way line of Eckert Lane for a corner;

THENCE: along the north right-of-way line of Eckert Lane, **S 85 Degrees 32 Minutes 00 Seconds W**, a total distance of **101.30 feet** to an iron pin for a corner;

THENCE: along a fence line, **N 29 Degrees 55 Minutes 48 Seconds W**, a total distance of **742.95 feet** to an iron pin being the most westerly corner of this tract;

THENCE: along a fence line, **N 42 Degrees 13 Minutes 59 Seconds E**, a total distance of **102.53 feet** to the **POINT OF BEGINNING**.

Commonly known as: 4891 Gus Eckert Road, San Antonio, TX 78240.

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by KFW Engineers and Surveying, 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.

Bearings and distances shown hereon are quoted directly from Document Number 20200055963, recorded March 16, 2020 in the Official Public Records of Bexar County, Texas. The courses shown thereon do not form a closed polygon.

Job No.: 21-157
Prepared by: KFW Surveying
Date: August 30, 2021
File: S:\Draw 2021\21-157 4891 Gus Eckert Road\DOCS\21-157 ZONING DESC TCP 083021.doc

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2021
[Signature]

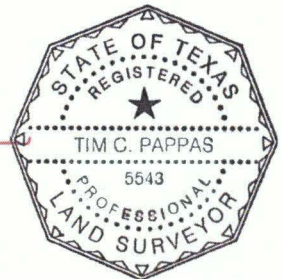


Exhibit "A"

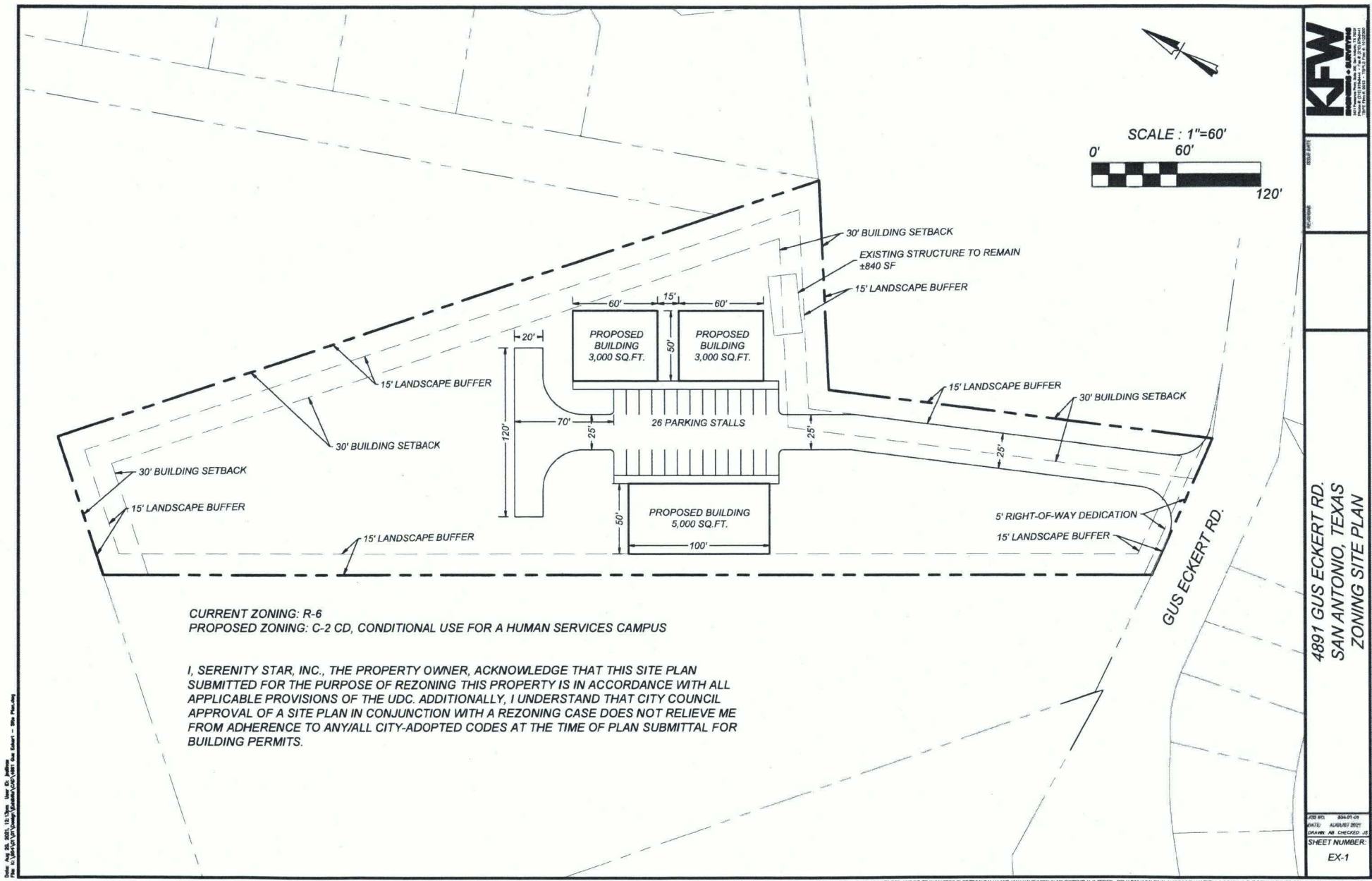


Exhibit "B"