

AN ORDINANCE 2017-08-17-0588

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 2.852 acres out of NCB 16567 from "C-3" AHOD General Commercial Airport Hazard Overlay District to "C-3 S" AHOD General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Type "B", 15' landscape buffer along frontage.
- B. Property shall be fenced in accordance with attached site plan
- C. Any outdoor storage of vehicles shall be screened from view of the public.

SECTION 4. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

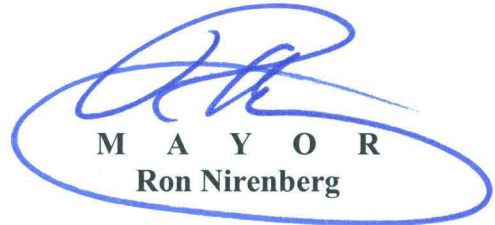
SECTION 5. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 the 27th day of August 2017.

PASSED AND APPROVED this 17th day of August 2017.


M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	Z-10						
Date:	08/17/2017						
Time:	04:35:38 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017169 S (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff and Zoning Commission recommend Approval with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				



WINDROSE
LAND SURVEYING | PLATTING

22017169

**DESCRIPTION OF
2.852 ACRE OR 124,232 SQ. FT.**

A TRACT OR PARCEL CONTAINING 2.852 ACRES OR 124,232 SQUARE FEET OF LAND, SITUATED IN THE LUKE BEST SURVEY NO. 37, ABSTRACT NO. 45, BEXAR COUNTY, TEXAS. BEING OUT OF A CALLED 67.040 ACRES CONVEYED TO CORNER OF THE MARKET, AS RECORDED UNDER VOLUME 7242, PAGE 1236, BEXAR COUNTY DEED RECORDS (B.C.D.R.), WITH SAID 2.852 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD (ILLEGIBLE) FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 10 (WIDTH VARIES), MARKING THE NORTHEAST CORNER OF A CALLED 3.535 ACRE TRACT CONVEYED TO CESA PROPERTIES, L.L.C., AS RECORDED UNDER BEXAR COUNTY CLERKS FILE (B.C.C.F.) NO. 20000041732 AND THE NORTHWEST CORNER OF SAID CALLED 67.040 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79 DEG. 06 MIN. 43 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 226.24 FEET (CALLED 225.48 FEET), TO A TXDOT MONUMENT FOUND MARKING AN ANGLE IN THE SOUTH R.O.W. LINE OF SAID INTERSTATE 10 AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

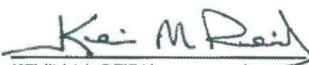
THENCE, NORTH 72 DEG. 50 MIN. 03 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 20.70 FEET, TO A CAPPED 1/2 INCH IRON ROD STAMPED "TXLMS.COM RPLS 6002" FOUND MARKING THE NORTHWEST CORNER OF A CALLED 5.170 ACRE TRACT CONVEYED TO CHAR MAR LIMITED PARTNERSHIP, LTD. AS RECORDED UNDER B.C.C.F. NO. 20150097278 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND TXDOT MONUMENT BEARS FOR REFERENCE NORTH 72 DEG. 50 MIN. 03 SEC. EAST, 160.08 FEET;

THENCE, SOUTH 17 DEG. 11 MIN. 25 SEC. EAST, DEPARTING SAID SOUTH R.O.W. LINE, OVER AND ACROSS THE AFORESAID CALLED 67.040 ACRE TRACT AND ALONG THE WEST LINE OF SAID CALLED 5.170 ACRE TRACT, A DISTANCE OF 312.17 FEET, TO A CAPPED 1/2 INCH IRON ROD STAMPED "TXLMS.COM RPLS 6002" FOUND MARKING ON THE SOUTHWEST CORNER OF SAID CALLED 5.170 ACRE TRACT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 28 MIN. 49 SEC. WEST, CONTINUING OVER AND ACROSS THE SAID CALLED 67.040 ACRE TRACT, A DISTANCE OF 149.03 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

THENCE, SOUTH 72 DEG. 48 MIN. 35 SEC. WEST, CONTINUING OVER AND ACROSS THE SAID CALLED 67.040 ACRE TRACT, A DISTANCE OF 327.15 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE COMMON LINE OF AFORESAID CALLED 3.535 ACRE TRACT AND SAID CALLED 67.040 ACRE TRACT, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 15 DEG. 22 MIN 32 SEC. WEST, ALONG THE SAID COMMON LINE, A DISTANCE OF 425.50 FEET, TO THE **PLACE OF BEGINNING** AND CONTAINING 2.852 ACRES OR 124,232 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO. 53574, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.


KEVIN M. REIDY
R.P.L.S. NO. 6450
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



05/11/2017
DATE

Exhibit "A"

22017189 S

