

AN ORDINANCE 2014 - 09 - 04 - 0669

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 1.829 acres out of Lot 28, Block 1, NCB 10934 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 Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All auto paint and repair work shall occur indoors.
- B. A Type B landscape buffer shall be maintained along the entire west yard, and along the portion of the east yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.
- C. There shall be no making of noise which exceeds seventy (70) decibels when measured from the property line. The manner of measuring noise shall be in compliance with Section 21-56 of the City Code relating to method of noise measurement.

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 **Attachment "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.

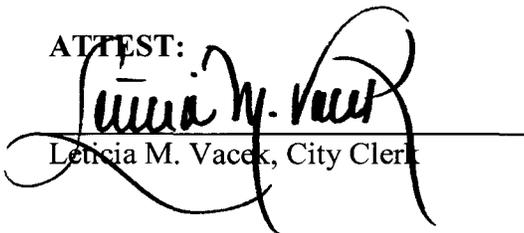
SECTION 8. This ordinance shall become effective September 14, 2014.

PASSED AND APPROVED this 4th day of September 2014.

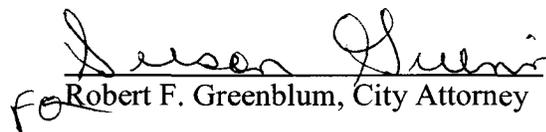


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Robert F. Greenblum, City Attorney

Agenda Item:	Z-6
Date:	09/04/2014
Time:	02:09:08 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2014185 S (District 3): 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 Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 1.829 acres out of Lot 28, Block 1, NCB 10934 located on a portion of the 7000 Block of South New Braunfels Avenue. Staff and Zoning Commission recommend approval, with conditions.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				x
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

FIELD NOTES
FOR

A 1.829 acre, or 79,669 square feet more or less, tract of land out of Lot 28, Block 1, Calicar Unit-2 recorded in Volume 9653, Page 23 in the Deed and Plat Records of Bexar County, Texas, now in New City Block (N.C.B.) 10934 of the City of San Antonio, Bexar County, Texas. Said 1.829 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (CORS 1996).

BEGINNING: At a set Mag Nail with washer marked "Pape-Dawson", on the north line of Lot 23 of said Calicar Unit-2, at the southwest corner of said Lot 28 and the southeast corner of Lot 27 of said Calicar Unit-2;

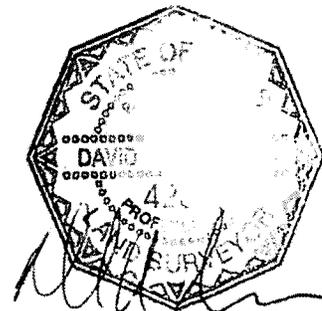
THENCE: N 01°58'30" E, along and with the west line of said Lot 28 and the east line of said Lot 27, a distance of 351.60 feet to a set Mag Nail with washer marked "Pape-Dawson", at the northwest corner of said Lot 28 and the southwest corner of Lot 20, Block 1 of Calicar, Unit-3 recorded in Volume 9642, Page 202 in the Deed and Plat records of Bexar County, Texas;

THENCE: N 89°03'56" E, along and with the north line of said Lot 28 and the south line of said Lot 20, a distance of 223.29 feet to a set Mag Nail with washer marked "Pape-Dawson", from which a set Mag Nail with washer marked "Pape-Dawson" on the west right-of-way line of South New Braunfels Avenue, a 100-foot right-of-way, dedicated in Volume 3817, Page 252 in the Deed Records of Bexar County, Texas, at the northeast corner of said Lot 28 bears N 89°03'56" E, a distance of 303.75 feet;

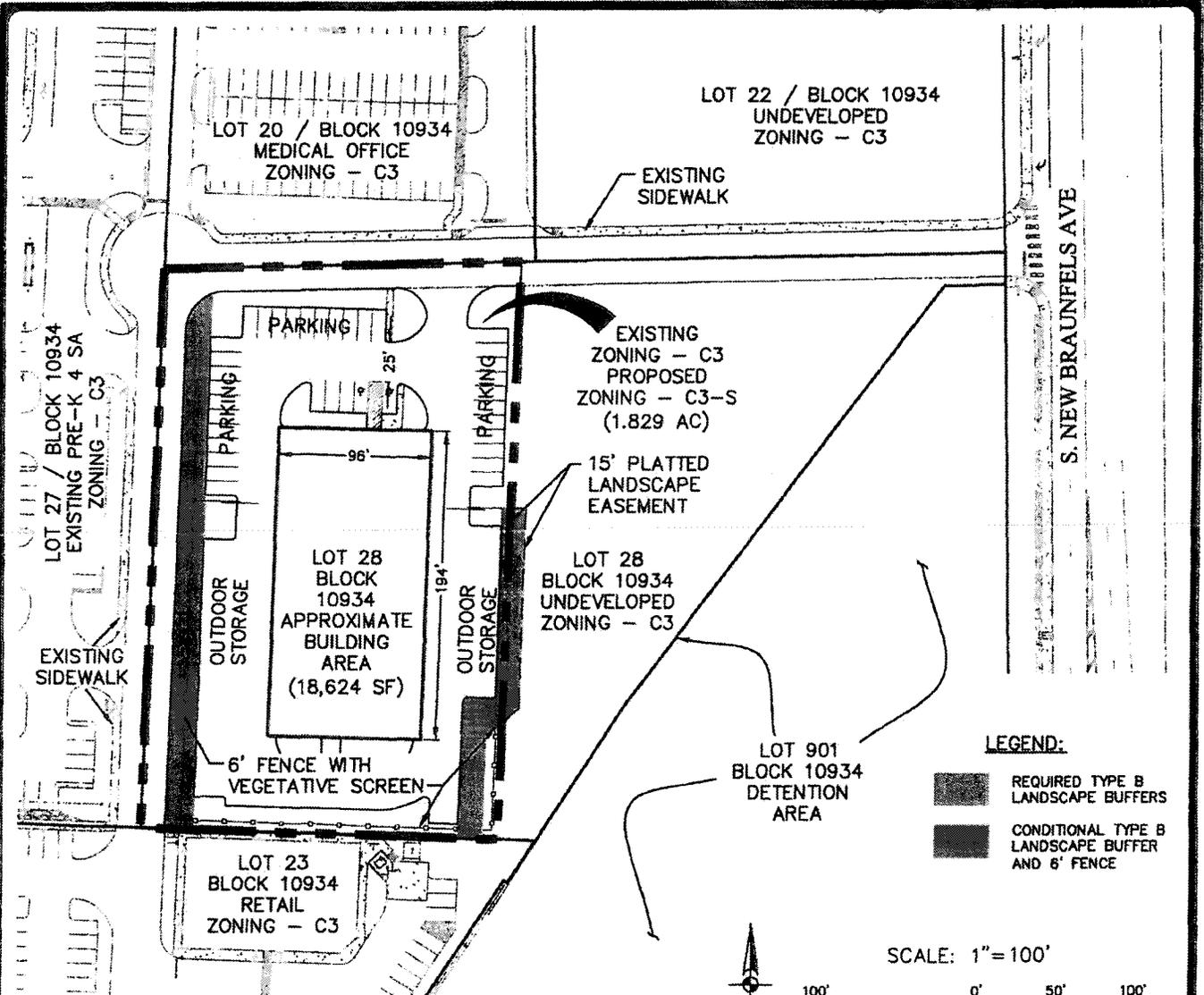
THENCE: S 01°58'30" W, over and across said Lot 28, a distance of 362.93 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the south line of said Lot 28 and the north line of said Lot 23, from which a found 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the northwest line of Lot 901 of said Calicar Unit-2, at the southeast corner of said Lot 28 and the northeast corner of said Lot 23 bears S 88°01'30" E, a distance of 24.41 feet;

THENCE: N 88°01'30" W, along and with the south line of said Lot 28 and the north line of said Lot 23, a distance of 223.00 feet to the POINT OF BEGINNING, and containing 1.829 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9006-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 28, 2014
JOB NO. 9006-14
DOC. ID. N:\Survey\14\14-9000 9006-14 Word 9006-14 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #1002838-00



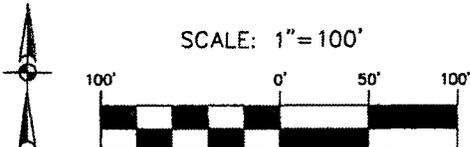
2014185



LEGEND:

■ REQUIRED TYPE B LANDSCAPE BUFFERS

■ CONDITIONAL TYPE B LANDSCAPE BUFFER AND 6' FENCE



- NOTES:**
- ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
 - THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 80%.
 - THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
 - THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
 - THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.

I, **MARK GRANADOS, CITY BASE WEST, LP**, 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.

LAND USE TABLE (1.829 AC):

TOTAL BUILDING AREA	0.4275 AC (18,624 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	1.0357 AC (45,115.092 SQ FT)
MINIMUM LANDSCAPE AREA	0.3658 AC
TOTAL AREA	1.829 AC

PARKING TABLE (1.829 AC):

TOTAL BUILDING AREA	18,624 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	37
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	37

Date: Jun 01, 2014, 9:32am User: C:\BTP\ch... File: P:\04\11\00\Drawings\04185185.dwg

JOB NO. 8451-00
DATE FEB. 2014
DESIGNER BT
CHECKED MJ DRAWN BT
SHEET 1 of 1

CALIBER COLLISION
SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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