

AN ORDINANCE 2014 - 09 - 04 - 0672

**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 Lot 5, Block 21, NCB 15663 from "C-3" General Commercial District to "C-3 S" General Commercial 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.** 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 approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "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

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09/04/2014  
# Z-9

CASE NO. Z2014206 S

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 September 14, 2014.

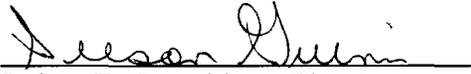
**PASSED AND APPROVED** this 4th day of September 2014.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

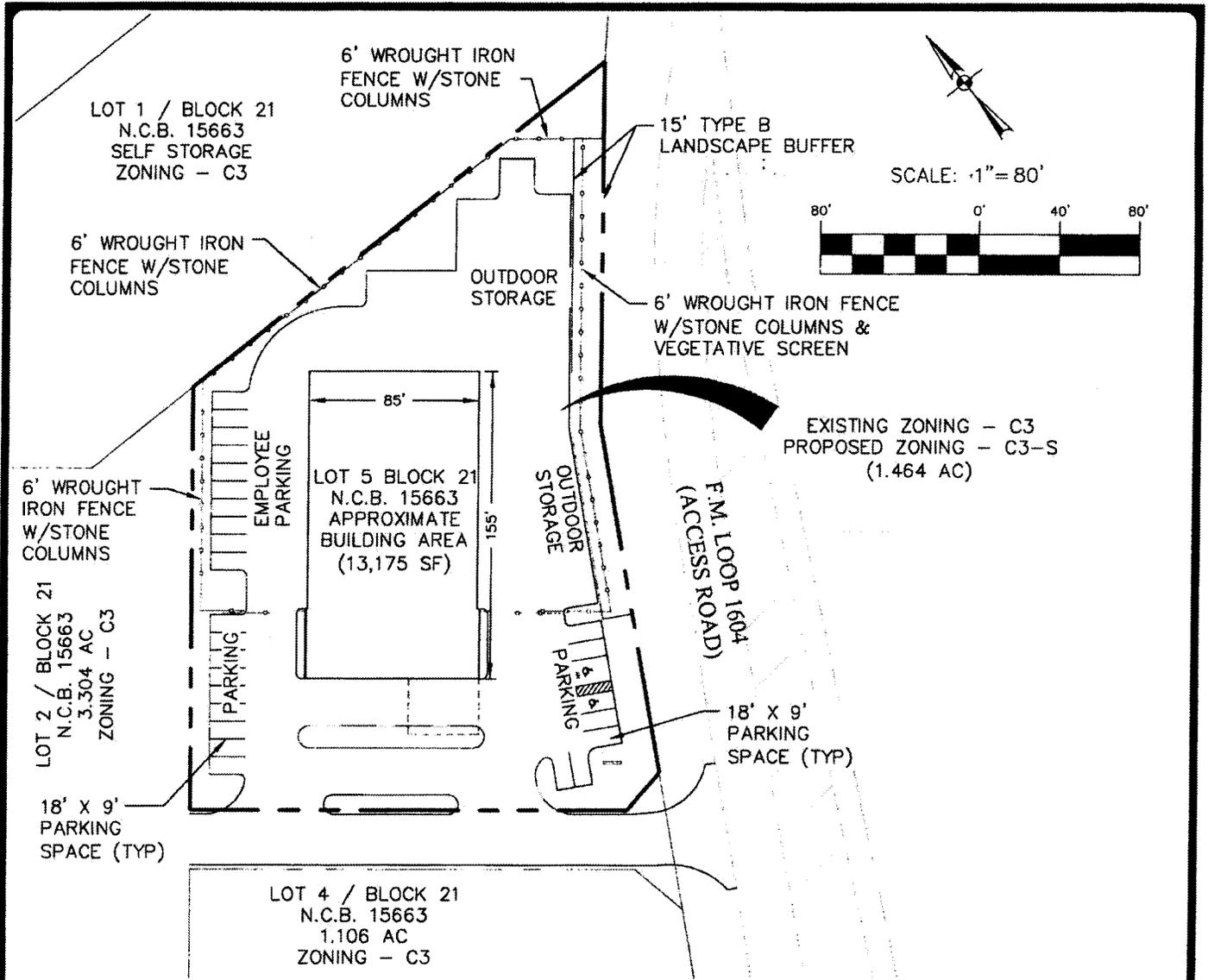
APPROVED AS TO FORM:

  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-9 ( in consent vote: 29, P-1, Z-1, Z-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10 )</b>
<b>Date:</b>	09/04/2014
<b>Time:</b>	02:07:23 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014206 S (District 7): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial 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 Lot 5, Block 21, NCB 15663 located at 11247 West Loop 1604 North. Staff and Zoning Commission recommend approval.
<b>Result:</b>	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			x	
Rebecca Viagran	District 3		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				

# Site Plan Z2014-206



**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 85%.
- 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 OUT DOOR STORAGE.

I, ROBERT FETTERS, SR. VICE PRES. (COMPASS BANK), 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.

TOTAL BUILDING AREA	0.3024 AC (13,175 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	0.8047 AC
MINIMUM LANDSCAPE AREA	0.3569 AC
<b>TOTAL AREA</b>	<b>1.464 AC</b>

TOTAL BUILDING AREA	13,175 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	27
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	27

JOB NO. 8524-00  
DATE JULY 2014  
DESIGNER RT  
CHECKED M.J. DAWSON, R.T.  
SHEET 1 of 1

**CALIBER COLLISION**  
SAN ANTONIO, TX  
SPECIFIC USE SITE PLAN EXHIBIT

**PAPE-DAWSON ENGINEERS**  
515 EAST PARKWAY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.371.4400 FAX: 210.370.8100  
TECH. BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410

Case: 07-07-14, 4:21pm, City of San Antonio, Texas, Planning Department, 1400...