

AN ORDINANCE

2018-09-20-0759

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 1.874 acres out of NCB 12170 from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Repair.

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 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 5. 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.

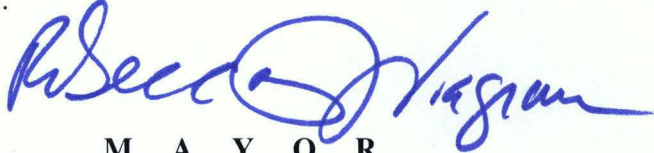

SG/lj
09/20/2018
Z-8

CASE NO. Z2018277 CD


SECTION 6. 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 7. This ordinance shall become effective September 30, 2018.

PASSED AND APPROVED this 20th day of September 2018.



M A Y O R
Ron Nirenberg



ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



 Andrew Segovia, City Attorney

Agenda Item:	Z-8 (in consent vote: Z-1, Z-3, Z-4, Z-5, Z-8, Z-10, Z-13, Z-14, P-3, Z-15, P-4, Z-18, Z-20)						
Date:	09/20/2018						
Time:	02:07:21 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018277 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Paint & Body Repair on 1.874 acres out of NCB 12170, located at 811 Corinne Drive. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		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			x	
Clayton H. Perry	District 10		x				

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09/20/2018
Item No. # Z-8

EXHIBIT “A”

METES AND BOUNDS DESCRIPTION
FOR
A 1.874 OF AN ACRE, (81,617 SQUARE FEET)
SPECIAL USE PERMIT

A 1.874 acre, or 81,617 square feet more or less, tract of land out of that 3.8785 acre tract described in deed to Sandoval Family Limited Partnership recorded in Volume 9594, Page 1561, Official Public Records, Bexar County, Texas, out of the Lot 1, New City Block 12170, Sweetser Property, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4500, Page 202, Deed and Plat Records of Bexar County, Texas. Said 1.874 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 (NA2011) epoch 2010.00;

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the southeast right-of-way line of Austin Highway (US Highway No. 81 North) a variable width right-of-way on the northeast corner of a 7.403 acre tract of land conveyed to SCI Alabama Funeral Services, Inc. (SCI tract) recorded in Volume 7767, Page 176, Official Public Records, Bexar County, Texas, for the northwest corner of herein described tract, from which a found ½" iron rod with a cap marked "BPI" bears N 82°17'52" W 0.68 feet;

THENCE: Northeasterly, continuing along and with the southeast right-of-way line of said Austin Highway, following a non-tangent curve to the left, said curve having a radial bearing of N 33°03'25" W, a radius of 5799.65 feet, a central angle of 02°49'37", a chord bearing and distance of N 55°31'46" E, 286.13 feet, for an arc length of 286.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the northwest corner of the PKSA Holdings, LLC tract (PKSA tract), recorded in Volume 16241, Page 1881, Official Public Records, Bexar County, Texas, for the northeast corner of the herein described tract, from which a found ½" iron rod with cap marked "FFW" bears N 32°27'36" W 0.92 feet and a found 3/8" iron rod bears N 29°24'25" W 0.54 feet;

THENCE: S 29°24'25" E, along and with the common boundary of line of said 3.8785 acre tract and said PKSA tract, a distance of 299.98 feet to a point, for the southeast corner of the herein described tract;

THENCE: S 60°27'10" W, departing the northeast line of said 3.8785 acre tract and said PKSA tract, crossing said 3.8785 acres tract, a distance of 284.68 feet to a point on the northeast line of said SCI tract, for the southwest corner of the herein described tract;

THENCE: N 29°28'35" W, along and with the common boundary line of said 3.8785 acres tract and said SCI tract, a distance of 275.42 feet to the POINT OF BEGINNING and containing 1.874 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 5891-10 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 30, 2018
JOB NO. 5891-10
DOC. ID. N:\CIVIL\5891-10\Word\5891-10 FN 1.874 AC.docx

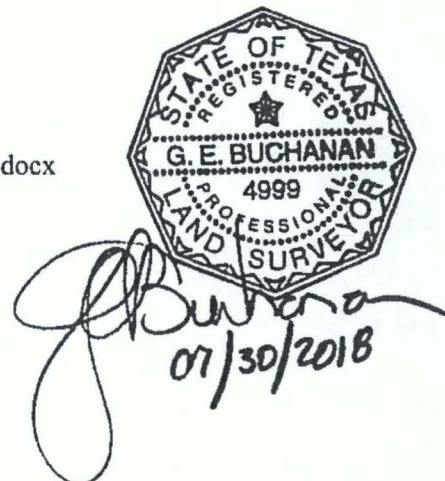
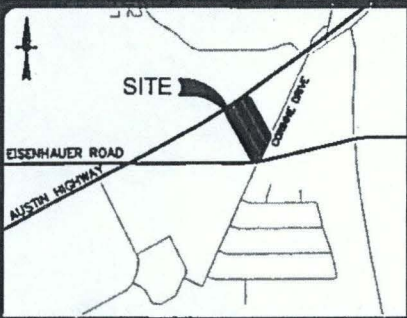


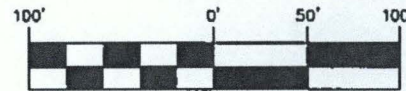
Exhibit "A"



LOCATION MAP

LEGEND:

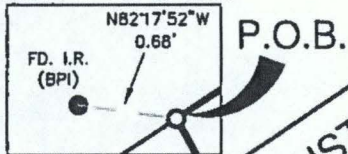
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD
- POB POINT OF BEGINNING



SCALE: 1" = 100'

NOT-TO-SCALE

DETAIL "A" NOT TO SCALE



**AUSTIN HIGHWAY -
US HIGHWAY NO. 81 NORTH**
(VARIABLE WIDTH - MIN. 120' R.O.W.)
(VOL. 4500, PG. 202 D.P.R.)

R=5,799.65'
Delta=2°49'37"
CB=N55°31'46"E
CD=286.13'
L=286.16'

SEE DETAIL "B"

SEE DETAIL "A"

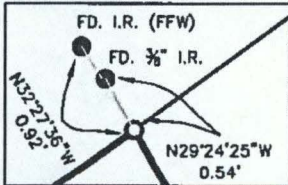
1.874 ACRES
(81,617 SQ. FT. MORE OR LESS)

S29°24'25"E 299.98'
(VOL. 1624, PG. 1881 O.P.R.)
PKSA HOLDINGS, LLC

N29°28'35"W 275.42'
SCI ALABAMA FUNERAL
SERVICES, INC.
7.403 ACRE TRACT
(VOL. 7867,
PG. 176 O.P.R.)

S60°27'10"W 284.68'

DETAIL "B" NOT TO SCALE



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. SANDOVAL FAMILY LIMITED PARTNERSHIP 3.8785 ACRE TRACT (VOL. 9594, PGS. 1561-1564 O.P.R.) PORTION LOT 1 NCB 12170 SWEETSER PROPERTY (VOL. 4500, PG. 202 D.P.R.) 811 CORINNE DRIVE



G. E. Buchanan
07/30/2018

38' SETBACK LINE
(VOL. 4500, PG. 202 D.P.R.)

CORINNE DRIVE
(VARIABLE WIDTH)

EXHIBIT
OF A 1.874 OF AN ACRE, (81,617 SQ. FT.)
SPECIAL USE PERMIT

A 1.874 OF AN ACRE, OR 81,617 SQ. FT., MORE OR LESS, TRACT OF LAND OUT THAT 3.8785 ACRE TRACT DESCRIBED IN DEED TO SANDOVAL FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 9594, PAGE 1561, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

Exhibit "A"



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDPF FIRM REGISTRATION #470 | TDBLS FIRM REGISTRATION #10028800

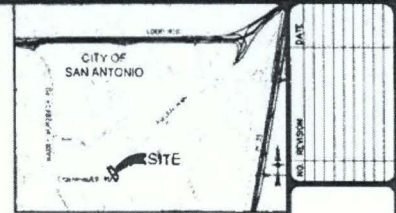
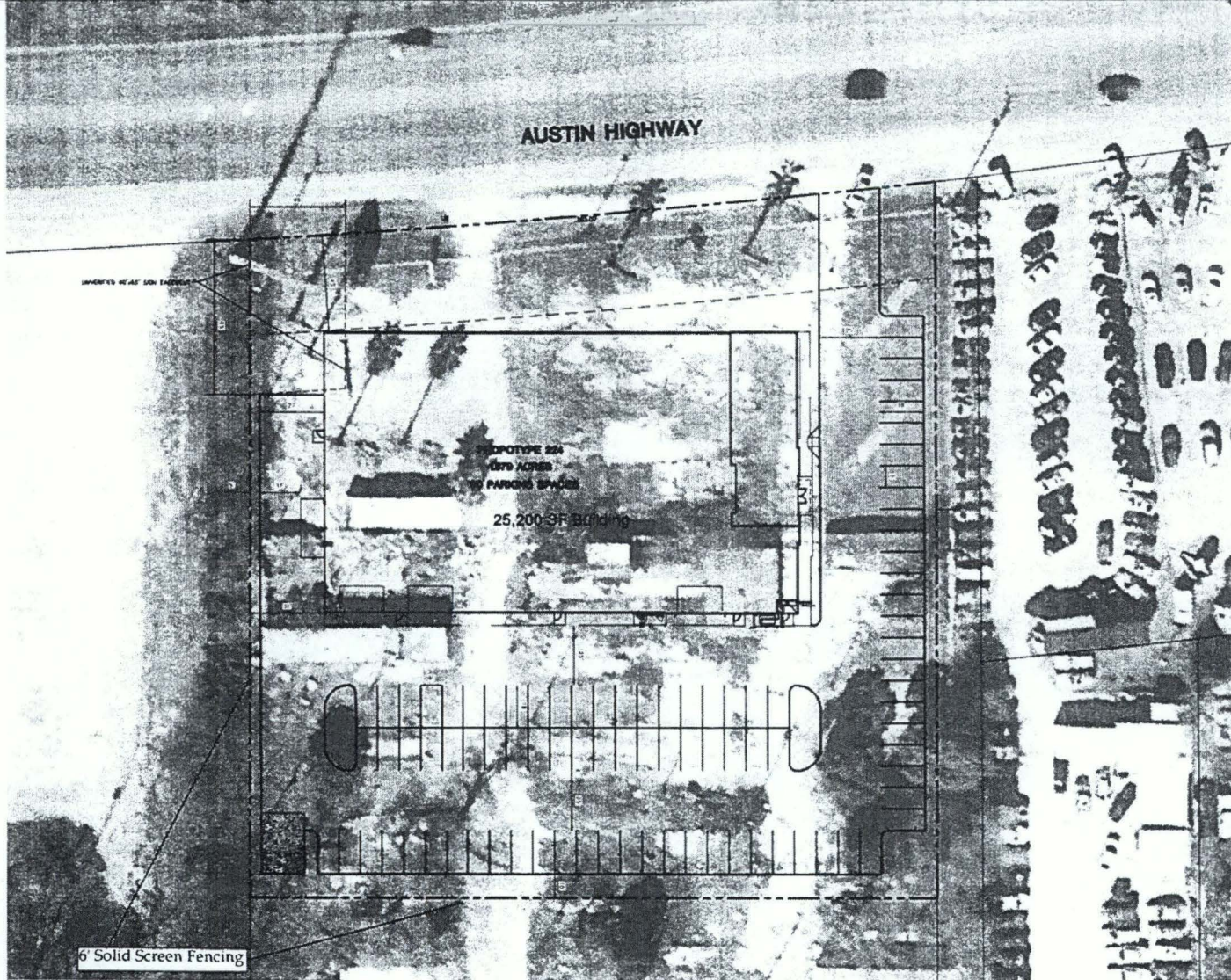
JULY 2018

SHEET 1 OF 1
JOB No.: 5891-10

SG/lj
09/20/2018
Item No. # Z-8

EXHIBIT “B”

Proposed Rezoning from C-3 MC-3 AHOD to C-2 CD S MC-3 AHOD with a Conditional Use and Specific Use Permit for an Auto Body Repair Facility



I, Joseph Sandoval, of the Sandoval Family Limited Partnership, 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 the 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.

Proposed 43,000 SF of Impervious Cover

PAPE-DAWSON ENGINEERS
SAN ANTONIO, TEXAS

CALIBER COLLISION
SAN ANTONIO, TEXAS
PROTOTYPE 224

FILE NO.	[blank]
DATE	[blank]
BY	[blank]
CHECKED BY	[blank]
SCALE	[blank]
SHEET NO.	1 of 1

Exhibit "B"