

ORDINANCE 2021-03-04-0153

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 Lot P-297, NCB 16626 from "RD" Rural Development District to "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Any free-standing pole signage on site shall not exceed 40 ft overall height.
- B. No LED or flashing signage, banners, pennants, or promotional flags/flyers.
- C. No on-site home painting permitted outdoors or indoors.
- D. Downward facing lighting only.
- E. No outdoor/amplified sound or speakers permitted.
- F. Solid Screen fencing along the side and rear property lines.

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 "A"** 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.

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 March 14, 2021.

PASSED AND APPROVED this 4th day of March, 2021.

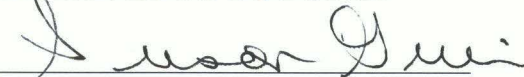


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 04, 2021

Item: Z-8

File Number: 21-1812

Enactment Number:

2021-03-04-0153

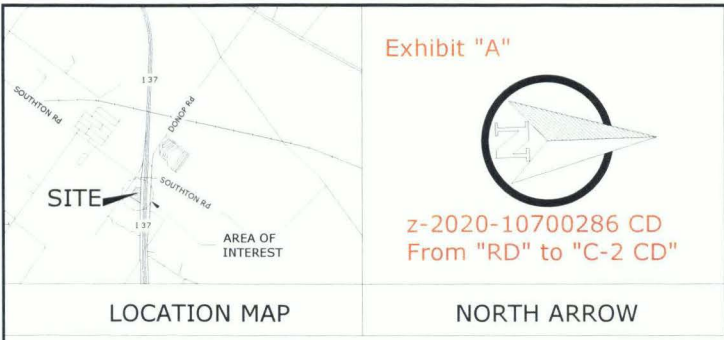
ZONING CASE Z-2020-10700286 CD (Council District 3): Ordinance amending the Zoning District Boundary from "RD" Rural Development District to "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage on Lot P-297, NCB 16626, generally located in the 14000 block of South Interstate Highway 37. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Councilmember Rebecca Viagran made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
03/04/2021
Item No. Z-8

Exhibit “A”



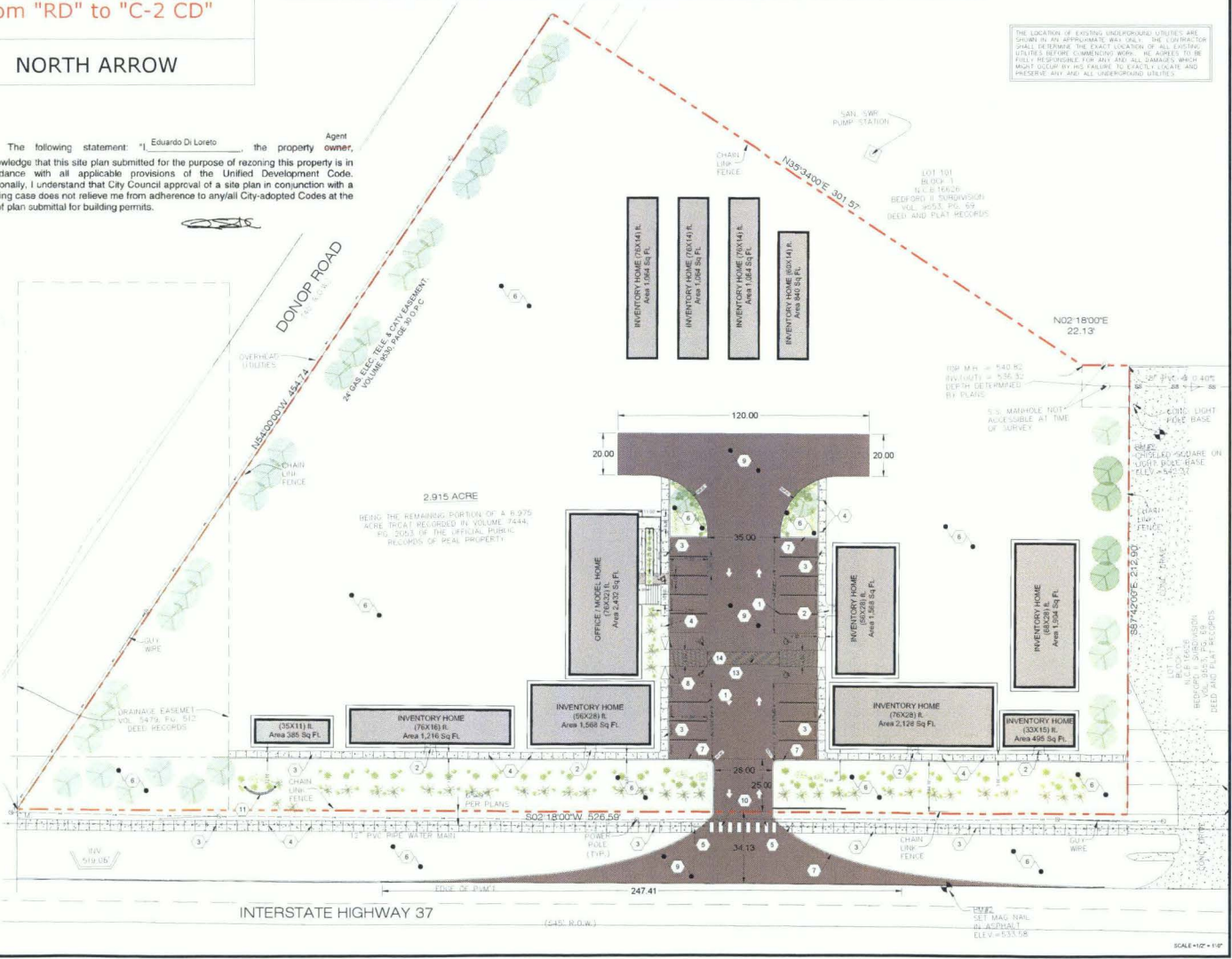
- KEY NOTES**
1. PROVIDE 4" WIDE WHITE STRIPE, TYPICAL.
 2. SIDEWALK ENTRANCE IN FRONT OF ALL EXTERIOR DOORS SHALL NOT SLOPE MORE THAN 2% FOR AN AREA OF 5' X 5' IN FRONT OF THE DOOR.
 3. PROVIDE NEW SIDEWALK.
 4. CONTROL JOINT AND EXPANSION JOINTS AS REQUIRED. CONTROL JOINTS 5' O.C., EXPANSION JOINTS EVERY 25' MAX.
 5. SIDEWALK TO BE FLUSH WITH PAVING.
 6. FILL ALL UNPAVED AREAS WITH SUITABLE LANDSCAPE FOR LANDSCAPING.
 7. CONCRETE CURB.
 8. PROVIDE HANDICAP PARKING SIGN. SEE SHEET C6.0.1
 9. CONCRETE PAV. REF. CIVIL.
 10. PAINT TRAFFIC GRAPHICS/ARROWS ONTO PAVEMENT.
 11. MONUMENT SIGN BY OWNER. SEE MEP DWGS.
 12. 4" WIDE STRIPED AT EDGE OF SIDEWALK.
 13. PAINTED CROSSWALK STRIPING - DTL C6.0.4
 14. HANDICAP PARKING LAYOUT - DTL C6.0.2

BEFORE ANY CONSTRUCTION DIAL

- SITE PLAN NOTES**
1. ALL CURB MARKINGS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
 3. ALL CURB THICKNESS SHALL BE 8" UNLESS OTHERWISE NOTED.
 4. ALL SIDEWALKS, CURBS, MARKS, AND DRIVE APPROACHES TO THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT LOCAL ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. IT SHALL BE THE FULL RESPONSIBILITY OF ALL AREAS SHOWN TO BE MAINTAINED BY THE CONTRACTOR TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN ANTONIO BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RELEVANT GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
3. LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEY AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:
TESS STATEWIDE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES: 1-800-837-8287
- IF ANY NUMBER HAS CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACT THE AGENCIES.
4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SCALFUT.
5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 95%.
6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY AFFECT THE BID OR THE WORK.
7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.
8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.
10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM #41 (TPO) STD. SPECS. LATEST EDITION. TYPE A GRADE 2. COMPACT TO 95% MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR OR 94% MAXIMUM DRY DENSITY OF THE STANDARD PROCTOR.
11. LIME STABILIZED SUBGRADE SHALL BE COMPACTED WITHIN 3% OF OPTIMUM MOISTURE CONTENT TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.
12. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TPO) STD. SPECS. LATEST EDITION (2014). Y.
13. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM #40 (TPO) STD. SPECS. LATEST EDITION.
14. WHEELSTOPS SHALL BE OF PRE-CAST CONCRETE AND 6" IN LENGTH. DOWEL PRE-CAST CONCRETE WHEEL STOPS A MINIMUM OF 12" INTO BASE AND PAVEMENT.
15. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.
16. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODS TO BE USED SHALL CONFORM WITH ITEM #60 (CONCRETE) STD. SPECS. LATEST EDITION.
17. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GULLEN TRAFFIC PAINT #6328 OR SHERWIN WILLIAMS PRO MARK TRAFFIC MARKING PAINT SERIES BOWMA. COLOR IS WHITE. APPLY TWO COATS.
18. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.
19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.
20. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.
21. MAXIMUM SIDEWALK CURB CONTROL JOINT SPACING IS 15 FEET.
22. MAXIMUM SIDEWALK CURB EXPANSION JOINT SPACING IS 40 FEET.
23. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.
24. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.
26. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.
27. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.
28. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.
29. CONTRACTOR AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/TECHNICAL SAFETY EQUIPMENT CONSULTANT SHALL BE RESPONSIBLE FOR IDENTIFYING AND REMOVING ALL GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE PROTECTIVE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
30. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION. PERSONNEL AND EQUIPMENT SHALL BE LOCATED TO MAINTAIN TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
31. ITEMS OF WORK NOTED BY OTHERS SHALL BE CONSIDERED AS NOT PART OF THE CONTRACT.
32. THE CONTRACTOR SHALL COORDINATE WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION BASED ON LANDSCAPING NOTES AND DRAWINGS. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED.
33. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE UNDER OTHER SCHEME OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
34. IN CASES WHERE HYDROLOGICAL HAS BEEN PROVIDED, APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.

The following statement: Eduardo Di Loreto, Agent, 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.



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| DATE | |
| REVISION | |

PARRA & Co

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137 S BRAUSTIN HOMES
SAN ANTONIO II
137 S OFFICE SAN ANTONIO, TEXAS

SITE DIMENSION CONTROL PLAN - 55% SET - NOT FOR CONSTRUCTION

SHEET NO.
C2.0