

ORDINANCE 2020-12-03-0871

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 1.727 acres out of Lot 2, Block 19, NCB 17635 from "C-3" General Commercial District to "C-2 CD" Commercial with a Conditional use for Auto Paint and Body.

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
12/03/2020
Z-14

CASE NO. Z-2020-10700222 CD


1720 20-51-0505
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 December 13, 2020.

PASSED AND APPROVED this 3rd day of December, 2020.



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

December 03, 2020

Item: Z-14

Enactment Number:

File Number: 20-6714

2020-12-03-0871

ZONING CASE Z-2020-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 West. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry 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
12/03/2020
Item No. Z-14

Exhibit “A”



Z-2020-10700222

METES AND BOUNDS DESCRIPTION FOR

A 1.727 acre, or 75,212 square feet more or less, tract of land out of Lot 2, Block 19 of SJR-1604 West Subdivision recorded in Volume 9599, Page 151 of the Deed and Plat Records of Bexar County, Texas, in New City Block 17635 of the City of San Antonio, Bexar County, Texas. Said 1.727 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 1/2" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Lot 2, the northeast corner of Lot 3, Block 19 of Leslie Road Market Subdivision recorded in Volume 9582, Page 182 of the Deed and Plat Records of Bexar County, Texas, on the northwest right-of-way line of Leslie Road/F.M. Loop 1604, a variable width public right-of-way (300-foot minimum), from which a found 1/2" iron rod with a cap marked "PCI" bears S 60°55'14" E, a distance of 1.77 feet and a found 1/2" iron rod bears S 67°16'54" E a distance of 2.59 feet;

THENCE: N 66°03'57" W, with the southeast line of said Lot 2 and the northeast line of said Lot 3, at a distance of 233.35 feet passing a found 1/2" iron rod with a cap marked "Cude" at the north corner of said Lot 3 and the remaining portion of a Variable Width Drainage right-of-way described in Bridgewood Subdivision Unit 2C recorded in Volume 9563, Page 44 of the Deed and Plat Records of Bexar County, Texas, and continuing with the southwest line of said Lot 2 and the remaining portion of said Variable Width Drainage right-of-way for a total distance of 379.24 feet to a found 1/2" iron rod at the southwest corner of said Lot 2, and the northwest corner of said Variable Width Drainage right-of-way, on the northeast line of a Variable Width Drainage and Sanitary Sewer right-of-way described in Bridgewood Subdivision Unit 2 recorded in Volume 9546, Pages 49-52 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the west line of said Lot 2 and the east and line of said Variable Width Drainage and Sanitary Sewer right-of-way, the following bearings and distances:

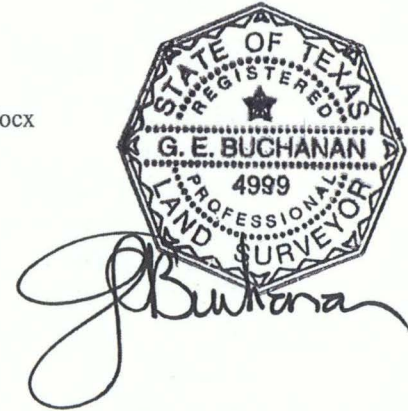
Northwesterly, along a non-tangent curve to the right, said curve having a radius of 112.11 feet, a central angle of 15°04'26", a chord bearing and distance of N 07°49'18" W, 29.41 feet, for an arc length of 29.49 feet to a found 1/2" iron rod with a cap marked "Ford";

N 23°11'01" E, a distance of 165.99 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: S 65°58'01" E, departing the west line of said Lot 2 and the east line of said Variable Width Drainage and Sanitary Sewer right-of-way, over and across said Lot 2, a distance of 396.45 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the northwest right-of-way line of said Leslie Road/F.M. Loop 1604;

THENCE: S 23°48'04" W, with the southeast line of said Lot 2 and the northwest line of said Leslie Road/F.M. Loop 1604, a distance of 190.30 feet to the POINT OF BEGINNING and containing 1.727 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12161-01 by Pape-Dawson Engineers, Inc.

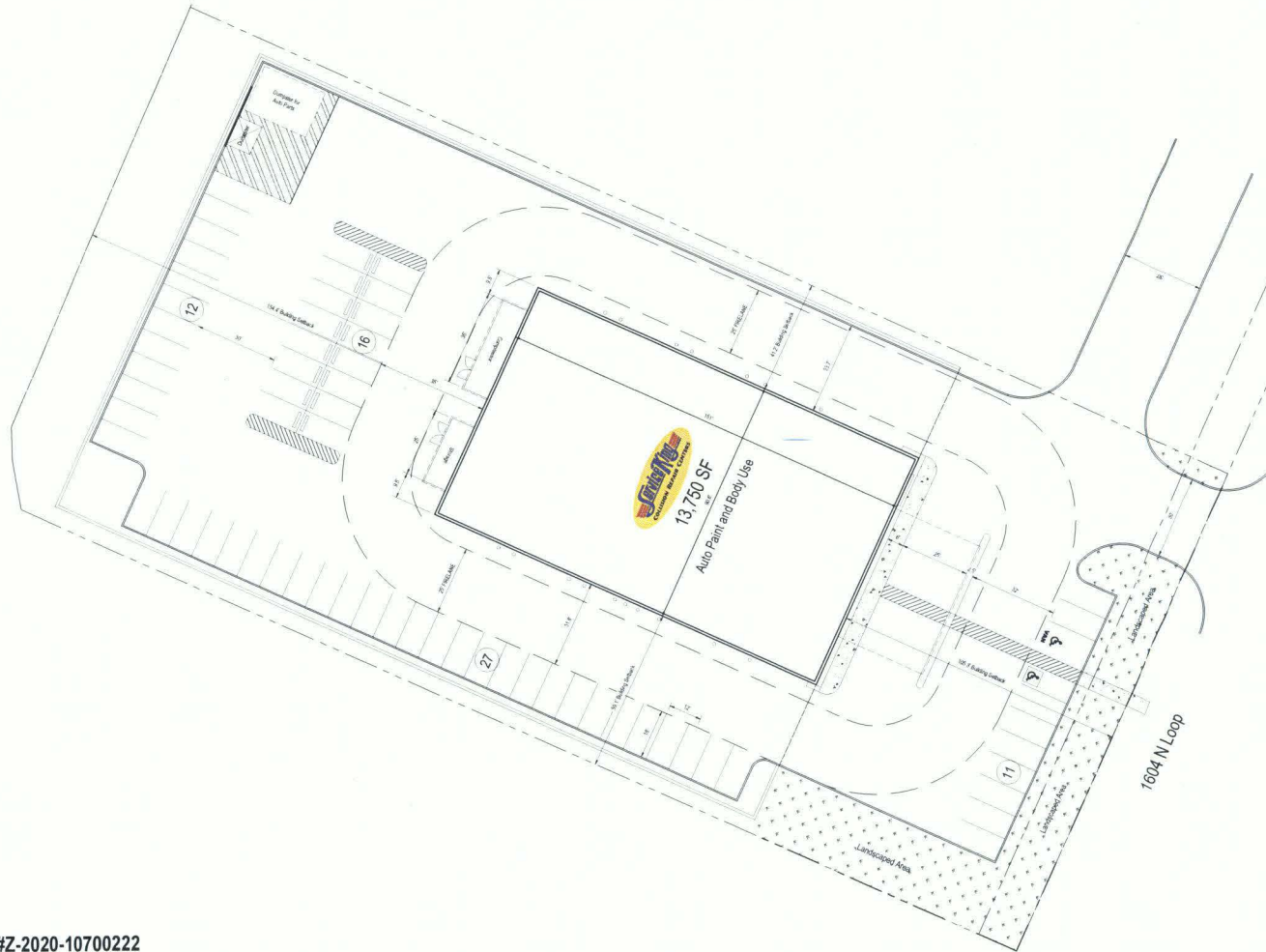
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 15, 2020
JOB NO. 12161-01
DOC. ID. N:\CIVIL\12161-01\Word\12161-01 FN_1.727 AC.docx



SG
12/03/2020
Item No. Z-14

Exhibit “B”

Z-2020-10700222



Proposed
Collision Repair Center

Site Data

Parcel Size: +/- 1.727 Acres
 Zoning: C-3 (Commercial)
 Total Parking: 66 Spaces
 Building SF: 13,750 SF

Setbacks

Front: 105'
 Side 1: 41'
 Side 2: 59'
 Rear: 155'

Estimated Impervious Area
 approx. +/- 61,200 SF

I, Sharon Ford, 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

Zoning Case #Z-2020-10700222
 to change from C-3 to
 C-3 S with a Specific Use Authorization for Auto Paint
 and Body

Exhibit "B"

Concept Plan



Geographical Scale



**REAL ESTATE
 DEVELOPMENT**