

AN ORDINANCE 2016-12-01-0945

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 1, Block, 1, NCB 17634 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop.

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 **Exhibit "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 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.

SG/lj
12/01/2016
Z-16

CASE NO. Z2016268 S

SECTION 6. This ordinance shall become effective the 10th day of December 2016.

PASSED AND APPROVED this 1st day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

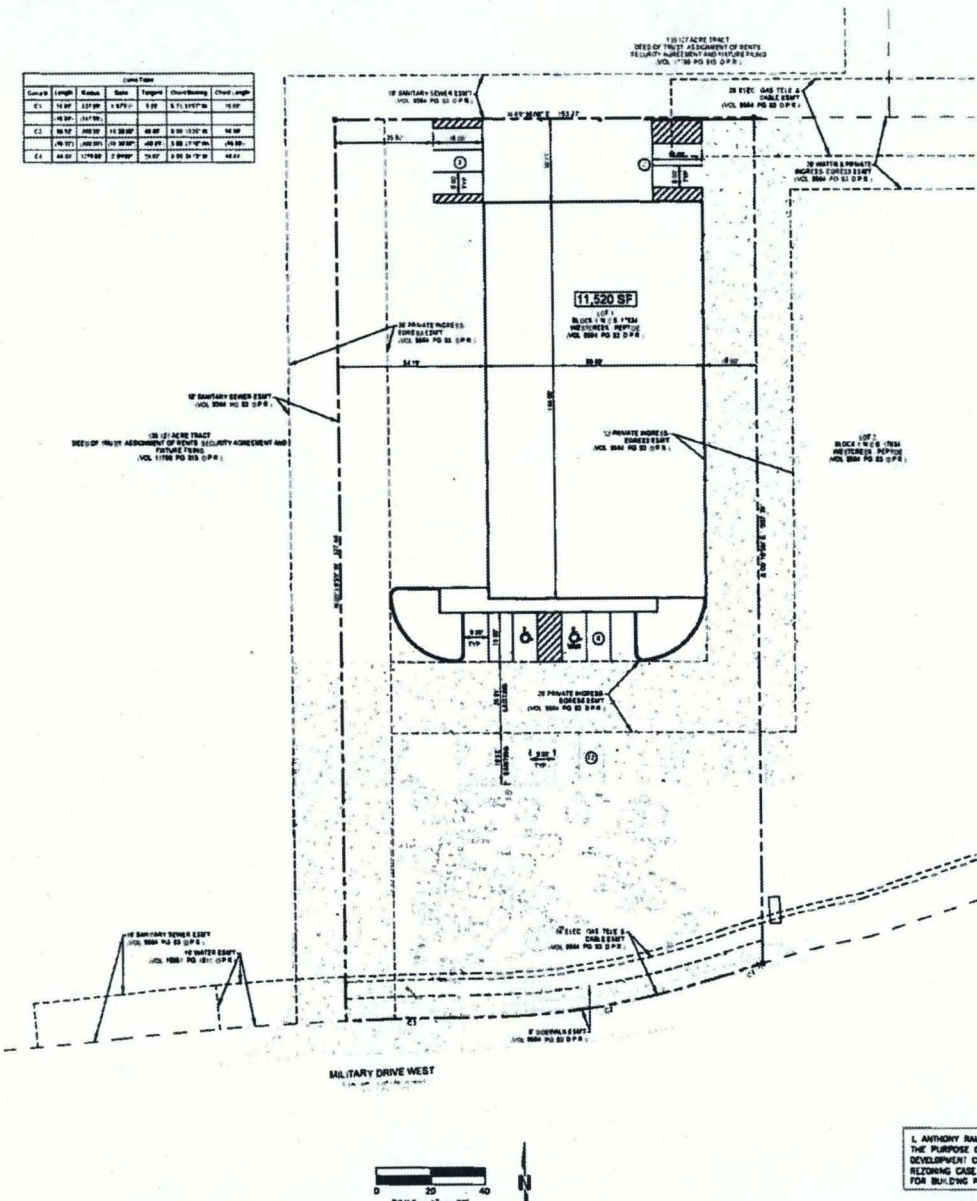
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

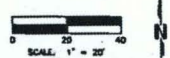
for
City Attorney

Agenda Item:	Z-16 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016268 S (Council District 6): 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 Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 Military Drive. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

Course	Length	Width	Area	Perimeter	Chord Length	Chord Angle
C1	43.87	22.00	965.54	117.71	57.11	107.74°
C2	46.92	20.00	938.40	117.71	57.11	107.74°
C3	46.92	20.00	938.40	117.71	57.11	107.74°
C4	46.92	20.00	938.40	117.71	57.11	107.74°
C5	46.92	20.00	938.40	117.71	57.11	107.74°



ZONING SITE PLAN



DISTING ZONING: C3
 PROPOSED ZONING: C3 WITH A SPECIAL USE TO ALLOW AUTOMOBILE COLLISION REPAIR

PROJECT DATA SUMMARY
 EXISTING SITE ACRES: 1.133 AC
 SIZE OF PROPOSED BUILDING: 11,520 SF

IMPERVIOUS COVER DATA
 APPROX. SIZE OF PROPOSED PAVED AREA: 27,880 SF
 MAX. SIZE OF PROPOSED IMPERVIOUS COVER (INCL. BLDG.): 38,380 SF

C3 SETBACKS
 FRONT: 0 FEET
 SIDE: 0 FEET
 REAR: 0 FEET

OFF-STREET PARKING REQUIREMENTS
 REQUIRED PER UDC: 31 - 1 P.S. PER 375 GFA (MINIMUM)
 23 - 1 P.S. PER 500 GFA (MINIMUM)
 PROVIDED (TOTAL): 23
 ADA REQUIRED: 1 - 1 VAN ACCESSIBLE
 ADA PROVIDED: 2 - 1 STANDARD & 1 VAN ACCESSIBLE

I, ANTHONY RAMIREZ, AUTHORIZED AGENT FOR 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 CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Exhibit "A"

72016268

REVISIONS

DATE: 08-02-18
 BY: JLV
 CHECKED: JLV
 DATE: 08-02-18

VILLAGOMEZ ENGINEERING COMPANY
 10000 W. WILLOW
 SUITE 100
 SAN ANTONIO, TEXAS 78241
 TEL: 214-343-1111
 FAX: 214-343-1112

210 ENTRANCE, LTD
 1604 @ W MILITARY
 SAN ANTONIO, TEXAS
 ZONING SITE PLAN

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED.

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 CHECKED: JLV
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