

AN ORDINANCE 2017-04-06-0223

**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 P-5B, P-5G, and P-5H, NCB 16051 from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted.

**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 approves this Conditional Use and 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  
04/06/2017  
# Z-14

CASE NO. Z2017058 CD

**SECTION 6.** This ordinance shall become effective the 16<sup>th</sup> day of April 2017.

**PASSED AND APPROVED** this 6<sup>th</sup> day of April 2017.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

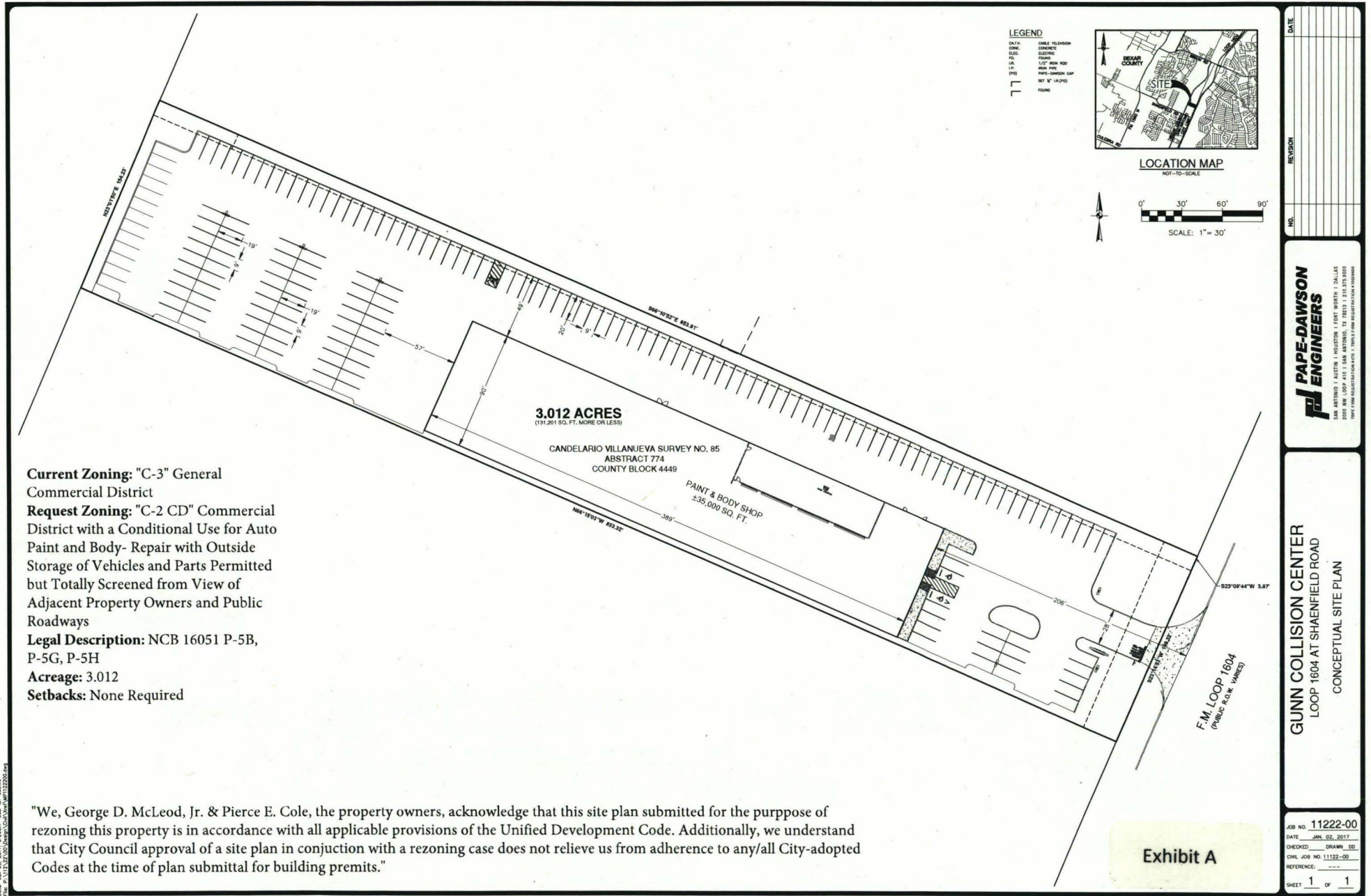
  
\_\_\_\_\_  
Andrew Segovia, City Attorney

For

<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6 )</b>						
<b>Date:</b>	04/06/2017						
<b>Time:</b>	02:13:12 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017058 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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				x
Michael Gallagher	District 10		x				



Z2017058 CD



**Current Zoning:** "C-3" General Commercial District  
**Request Zoning:** "C-2 CD" Commercial District with a Conditional Use 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  
**Legal Description:** NCB 16051 P-5B, P-5G, P-5H  
**Acreage:** 3.012  
**Setbacks:** None Required

"We, George D. McLeod, Jr. & Pierce E. Cole, the property owners, 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, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes at the time of plan submittal for building premits."

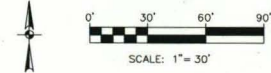
Exhibit A

LEGEND

DATA	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FL.	FLUKE
IR	1/2" IRON ROD
IR	IRON PIPE
IR	PAPE-DAWSON CAP
IR	SET 3" IR (P)
IR	FOUND



LOCATION MAP  
NOT-TO-SCALE



NO.	REVISION	DATE

**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO • AUSTIN • HOUSTON • FORT WORTH • DALLAS  
 2000 W. LOOP 1604 • SAN ANTONIO, TX 78213 • 210.373.8800  
 100% FIRM REGISTRATION FOR 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**GUNNS COLLISION CENTER**  
 LOOP 1604 AT SHAFENFELD ROAD  
 CONCEPTUAL SITE PLAN

JOB NO.	11222-00
DATE	08/02/2017
CHECKED	DRWING
CIVIL JOB NO.	11222-00
REFERENCE	---
SHEET	1 OF 1

PROJECT NAME: GUNNS COLLISION CENTER