

AN ORDINANCE 2017-06-01-0404

**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 on 1.4238 acres out of NCB 15177 located at 3722 SW Loop 410 from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales.

**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.

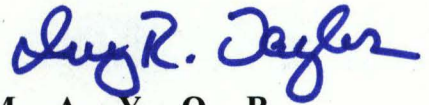
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

provided for in Section 35 -491.

**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.

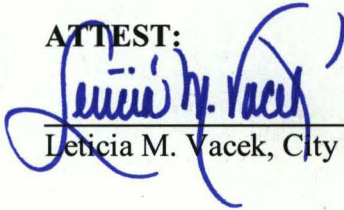
**SECTION 7.** This ordinance shall become effective the 11<sup>th</sup> day of June 2017.

**PASSED AND APPROVED** this 1<sup>st</sup> day of June 2017.



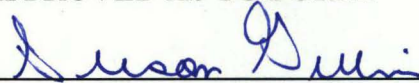
M A Y O R  
Ivy R. Taylor

**ATTEST:**



Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



for Andrew Segovia, City Attorney



<b>Agenda Item:</b>	<b>Z-4 ( in consent vote: 15, 16, Z-1, Z-3, P-1, Z-4, Z-5, Z-7, Z-8, Z-10 )</b>						
<b>Date:</b>	06/01/2017						
<b>Time:</b>	02:12:42 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017120 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.4238 acres out of NCB 15177, located at 3722 SW Loop 410. 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				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

○ Z2017120

STATE OF TEXAS

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COUNTY OF BEXAR

TRACT 1

BEING 0.6030 ACRE (26,265 SQUARE FEET) SITUATED IN NEW CITY BLOCK 15177, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING LOT 1, KNOLLWOOD SUBDIVISION, RECORDED IN VOLUME 8800, PAGE 150, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS (D.P.R.B.C.T.) AND BEING THAT SAME TRACT CONVEYED TO RAYCO AUTOMOTIVE INC, RECORDED IN DOCUMENT No. (Doc. No.) 20160026796, OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 8800, PG. 150, D.P.R.B.C.T.)

BEGINNING at a point in the northwest right-of-way (ROW) line of Knollwood Drive (60' ROW) and a curve to the right for the east most Southwest corner of herein described Tract;

THENCE in a Northwesterly direction along said curve to the right having a RADIUS of 15.00', DELTA of 90°00'00", LENGTH of 23.85', CHORD BEARING of N69°47'37"W and a CHORD LENGTH of 21.42', to a point in the northeast ROW line of S.W. Loop 410 (300' ROW) and a curve to the right for the west most Southwest corner of herein described Tract;

THENCE in a Northwesterly direction along the common Southwest line of herein described Tract, the northeast ROW line of said S.W. Loop 410 and said curve to the right having a RADIUS of 5579.58', DELTA of 01°38'24", LENGTH of 159.71', CHORD BEARING of N23°25'18"W and a CHORD LENGTH of 159.71', to a point for the Northwest corner of herein described Tract;

THENCE N 64°39'15" E, 150.00', along the Northwest line of herein described Tract and the northwest line of said Lot 1, to a for the Northeast corner of herein described Tract; described Tract;

THENCE S 23°29'35" E, 175.00', along the common Northeast line of herein described Tract and the northeast line of said Lot 1, to a point in the northwest ROW line of said Knollwood Drive for the Southeast corner of herein described Tract;

THENCE S 64°39'15" W, 134.71', along the common Southeast line of herein described Tract and the northwest ROW line of said Knollwood Drive to the POINT OF BEGINNING containing 0.6030 acre (26,265 square feet) of land.

(See attached Drawing)



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
March 8, 2017  
Job No. SA2017-01318



STATE OF TEXAS §

PAGE 1

COUNTY OF BEXAR §  
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TRACT 2

BEING 0.8208 ACRE (35,753 SQUARE FEET) SITUATED IN NEW CITY BLOCK 15177, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF LOT 16, MacKAY RANCH SUBDIVISION, RECORDED IN VOLUME 105, PAGE 30, D.P.R.B.C.T. AND BEING THAT SAME TRACT CONVEYED TO RAYCO AUTOMOTIVE INC, RECORDED IN DOCUMENT No. (Doc. No.) 20160026796, OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 8800, PG. 150, D.P.R.B.C.T.)

BEGINNING at a point in the northeast right-of-way (ROW) line of S.W. Loop 410 (300' ROW) and a curve to the right for the west most Northwest corner of herein described Tract;

THENCE in a Northeasterly direction along said curve to the right having a RADIUS of 15.00', DELTA of 86°19'09", LENGTH of 22.60', CHORD BEARING of N21°29'40"E and a CHORD LENGTH of 20.52', to a point in the southeast ROW line of Ferncroft Drive (60' ROW) for the east most Northwest corner of herein described Tract;

THENCE N 64°39'15" E, 13.34', along the common Northwest line of herein described Tract and the southeast ROW line of said Ferncroft Drive, to a point at the beginning of a curve to the right for an Exterior corner of herein described Tract;

THENCE in a Northeasterly direction continuing along the common Northwest line of herein described Tract, the southeast ROW line of said Ferncroft Drive and said curve to the right having a RADIUS of 1458.99', DELTA of 07°39'47", LENGTH of 195.13', CHORD BEARING of N68°29'09"E and a CHORD LENGTH of 194.99', to a point for the Northeast corner of herein described Tract;

THENCE S 23°29'35" E, 267.11', along the Northeast line of herein described Tract, to a point in the northwest ROW line of Knollwood Drive (60' ROW) for the Southeast corner of herein described Tract;

THENCE S 64°39'15" W, 74.99', along the common Southeast line of herein described Tract and the northwest ROW line of said Knollwood Drive, to a point for the Southwest corner of herein described Tract and the southeast corner of Lot 1, Knollwood Subdivision, recorded in Volume 8800, Page 150, Deed and Plat Records Bexar County, Texas (D.P.R.B.C.T.) for the Southeast corner of herein described Tract;

THENCE N 23°29'35" W, 175.00', along a common Southwest line of herein described Tract and the northwest line of said Lot 1, Knollwood Subdivision, to a point for a common Interior corner of herein described Tract and the northeast corner of said Lot 1, Knollwood Subdivision;

CONTINUED ON NEXT PAGE.

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THENCE S 64°39'15" W, 150.00', along a common Southwest line of herein described Tract and the northwest line of said Lot 1, Knollwood Subdivision, to a point in the northeast ROW line of S.W. Loop 410 (300' ROW) and a curve to the right for a common Exterior corner of herein described Tract and the northwest corner of said Lot 1, Knollwood Subdivision;

THENCE in a Northwesterly direction along the common Southwest line of herein described Tract, the northeast ROW line of said S.W. Loop 410 and said curve to the right having a RADIUS of 5579.58', DELTA of 00°56'11", LENGTH of 91.20', CHORD BEARING of N22°08'00"W and a CHORD LENGTH of 91.20' to the POINT OF BEGINNING containing 0.8208 acre (35,753 square feet) of land.

(See attached Drawing)

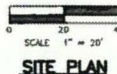
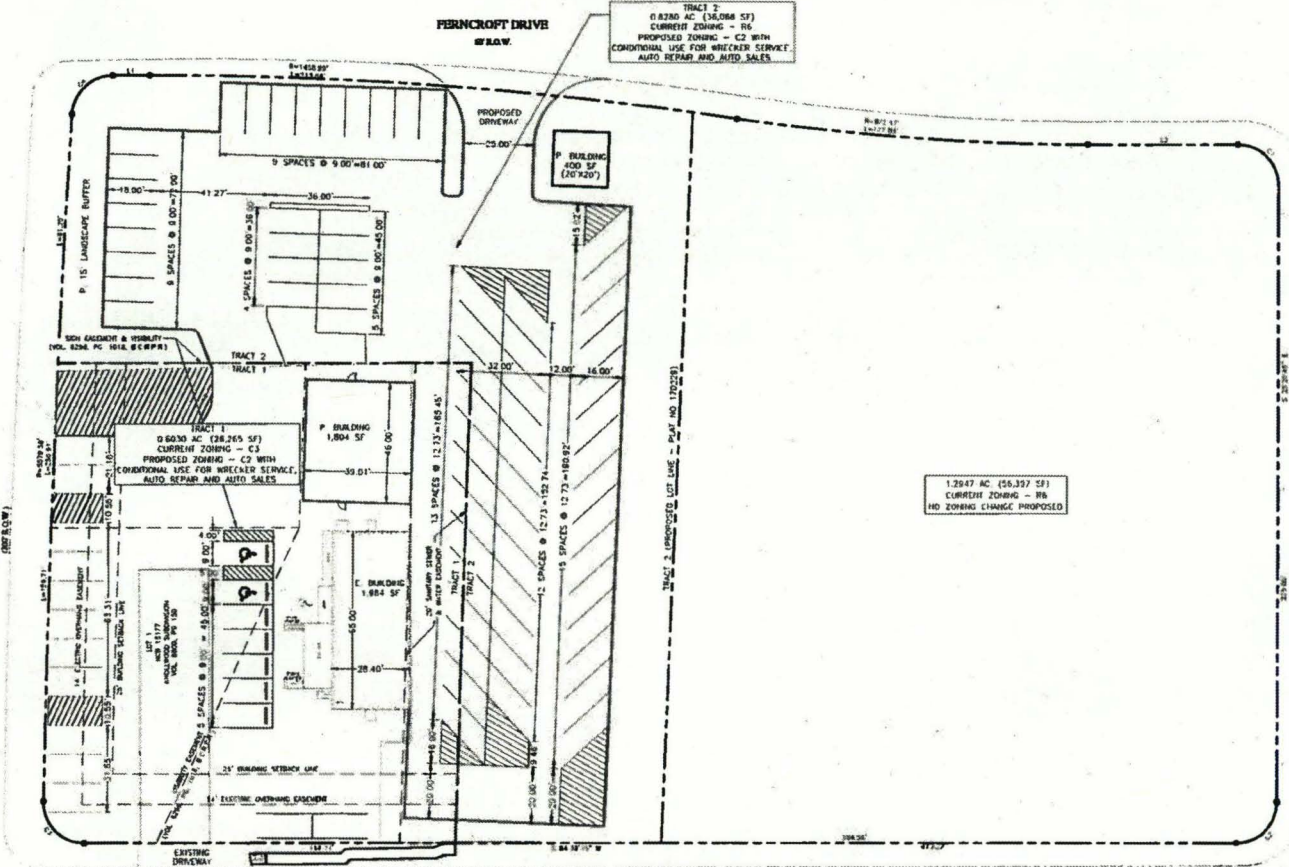


JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
April 25, 2017  
Job No. SA2017-01318  
Revision: Boundary Change



Z2017120 CD

SW LOOP 410  
(REF. 537)



LOCATION MAP  
NOT TO SCALE

EXISTING ZONING: C3 AND R6  
PROPOSED ZONING: C2 WITH A CONVENTIONAL USE TO ALLOW WRECKER SERVICE, AUTO REPAIR AND AUTO SALES

PROJECT DATA TABLE

EXISTING SITE ACREAGE	2.7757 AC.
EXISTING ACREAGE WITHIN SITE PLAN AREA	1.431 AC.
SIZE OF PROPOSED BUILDING	2,204 SF
SIZE OF EXISTING BUILDING	1,804 SF

IMPERVIOUS COVER DATA:  
APPROX. SIZE OF PROPOSED PAVED AREA: 25,886 SF  
EXISTING IMPERVIOUS COVER (ENCL. BLOC.): 28,247 SF  
MAX. SIZE OF PROPOSED IMPERVIOUS COVER (ENCL. BLOC.): 52,123 SF  
(WITHIN SITE PLAN AREA)

C3 SETBACKS:  
FRONT: 0 FEET  
SIDE: 30 FEET (ADJACENT TO RS)  
REAR: 0 FEET

OFF-STREET PARKING REQUIREMENTS:  
REQUIRED PER UDC: NOT SPECIFIED (N/A) BY UDC TABLE 528-3b

PROVIDED (TOTAL):	86
ADA REQUIRED:	1 - 1 VAN ACCESSIBLE
ADA PROVIDED:	2 - 1 STANDARD & 1 VAN ACCESSIBLE

I, RAYMOND ALSTON, AUTHORIZED AGENT FOR THE PROPERTY OWNER, HEREBY CERTIFY 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 "B"

RAYCO AUTOMOTIVE  
3722 SW LOOP 410  
SAN ANTONIO, TEXAS  
ZONING SITE PLAN

REVISIONS:  
  
VILLACOMEZ  
ENGINEERING  
COMPANY  
1144

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

APP NO. 17-009  
DATE: 04-18-17  
DESIGNER: JLV  
SHEET: C1