

AN ORDINANCE 2017-10-05-0783

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 2.558 acres of NCB 16862, from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop.

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 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 4. 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 "B"** and made a part hereof and incorporated herein for all purposes.

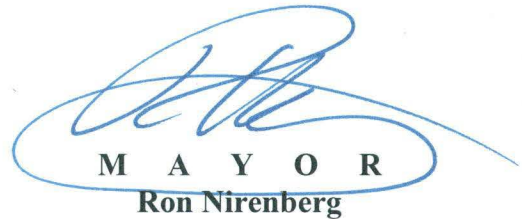
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this

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 15th day of October 2017.

PASSED AND APPROVED this 5th day of October 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



fo Andrew Segovia, City Attorney

Agenda Item:	Z-19 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, P-4, Z-19)						
Date:	10/05/2017						
Time:	02:19:39 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017216 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.558 acres out of NCB 16862, located at 10427 Perrin Beitel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17065)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10	x					

SG/lj
10/05/2017
Item No. Z-19

Exhibit “A”

METES AND BOUNDS

Being 2.558 acres of land, more or less, being the South portion of Lot 2, Block 1, New City Block 16862 of Commerce Business Park, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9000, Page 182 of the Deed and Plat Records of Bexar County, Texas, said 2.558 acres being more particularly described by metes and bounds as follows:

COMMENCING at a highway Right-of-Way monument found for the North corner of the Churchill Forge Oak remainder of 8.506 acres (Volume 7097, Page 866), same being on the South Right-of-Way line of Wurzbach Parkway and the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Wurzbach Parkway along a curve to the left having a radius of 1041.00 feet, an arc length of 38.27 feet, a chord length of 38.27 feet, a chord bearing of South 64 degrees 26 minutes 26 seconds East (called South 64 degrees 30 minutes 17 seconds East), and a delta angle of 2 degrees 06 minutes 23 seconds to a 1/2 inch iron rod set for the northwest corner of this 2.588 acres, same being an angle corner of said Churchill Forge Oak remainder and southwest corner of a 0.005 acre cut-out of said Churchill 8.506 conveyed to the State of Texas (Volume 7933, Page 1372), and the southwest corner of a 4.774 acre cut-out of said Lot 2 conveyed to the State of Texas (Volume 6638, Page 162), same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Wurzbach Parkway the following courses and distances:

Along a curve to the left, having a radius of 1,041.00 feet, arc length of 272.13 feet, chord length of 271.36 feet, chord bearing of South 73 degrees 03 minutes 04 seconds East (called South 73 degrees 02 minutes 49 seconds East), and delta angle of 14 degrees 58 minutes 41 seconds, to a 1/2 inch iron rod set for the point of tangency;

South 80 degrees 32 minutes 24 seconds East (called South 80 degrees 32 minutes 09 seconds East), a distance of 90.37 feet to a 1/2 inch iron rod set for an angle corner;

South 85 degrees 31 minutes 55 seconds East (called South 85 degrees 31 minutes 40 seconds East), a distance of 250.69 feet to a 1/2 inch iron rod set for an angle corner;

North 88 degrees 58 minutes 17 seconds East (called North 88 degrees 58 minutes 32 seconds East), a distance of 272.57 feet (called 272.53 feet) to a 1/2 inch iron rod set for the upper northeast corner of this 2.558 acres, same being at the upper end of a chamfer line between the South Right-of-Way line of said Wurzbach Parkway and the West Right-of-Way line of Perrin Beitel;

South 49 degrees 56 minutes 40 seconds East (called South 49 degrees 56 minutes 25 seconds East), a distance of 49.65 feet to a 1/2 inch iron rod set for the lower northeast corner of this 2.558 acres, same being at the lower end of said chamfer line between the South Right-of-Way line of said Wurzbach Parkway and the West Right-of-Way line of said Perrin Beitel, same also being the southeast corner of said State of Texas 4.774 acres;

THENCE along the West Right-of-Way line of said Perrin Beitel, South 00 degrees 06 minutes 40 seconds East, a distance of 103.54 feet to a 1/2 inch iron rod set for the southeast corner of this 2.558 acres, same being the northeast corner of Lot 1, Block 1 of Perrin-Post Subdivision (Volume 8900, Page 141);

THENCE along the line common to this 2.558 acres and said Lot 1, South 88 degrees 52 minutes 05 seconds West (called North 89 degrees 32 minutes 37 seconds West), a distance of 618.15 feet (called 616.61 feet) to a 1/2 inch iron rod set for the southwest corner of this 2.558 acres, same being the northwest corner of said Lot 1 and on the northeast line of said Churchill remainder of 8.506 acres;

THECE along the line common to this 2.558 acres and said Churchill remainder of 8.506 acres, North 48 degrees 39 minutes 41 seconds West (called North 47 degrees 07 minutes 23 seconds West), a distance of 388.03 feet to the **POINT OF BEGINNING** and containing 2.558 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 01, 2017



SG/lj
10/05/2017
Item No. Z-19

Exhibit “B”

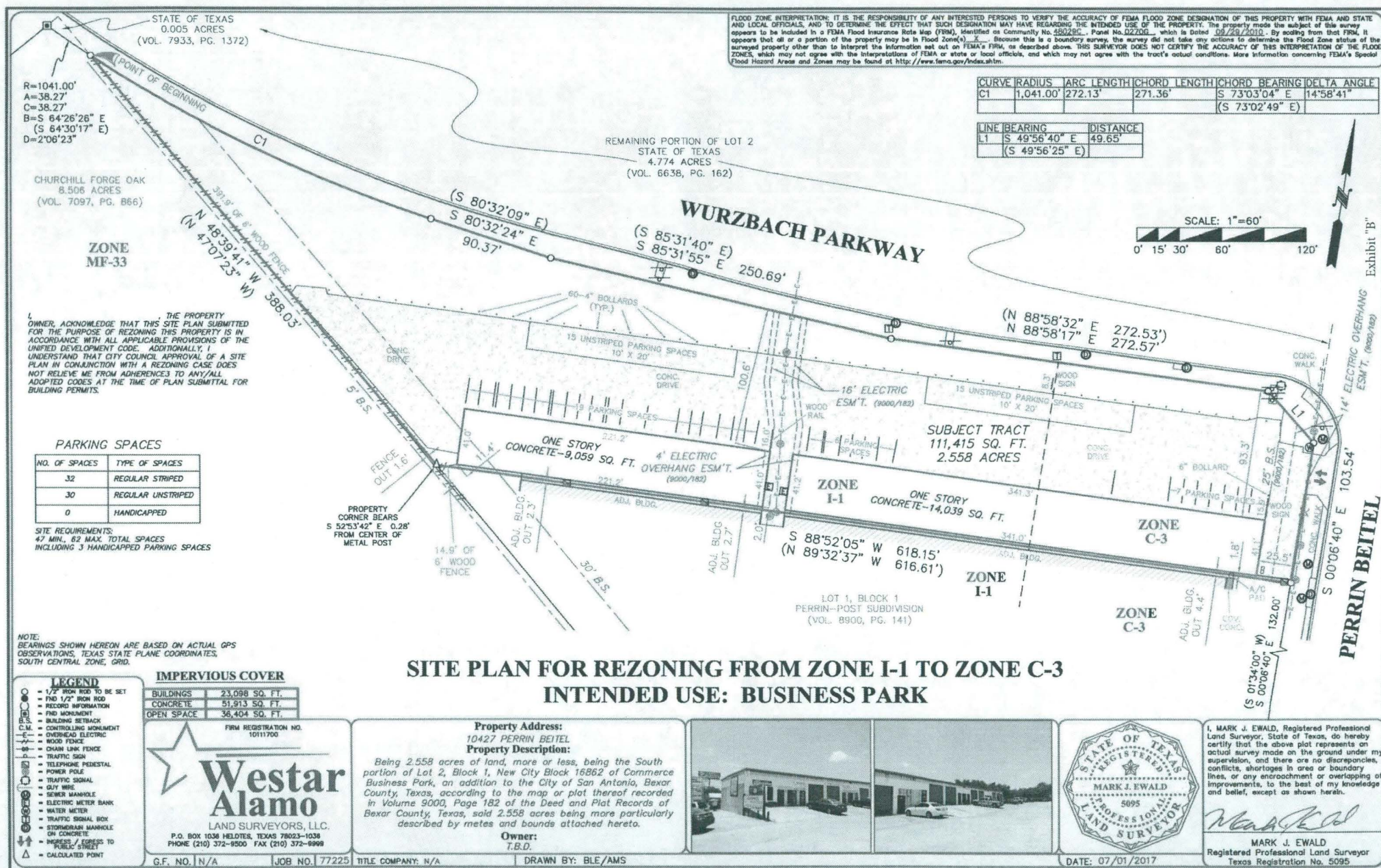


Exhibit "D"