

AN ORDINANCE **2017-12-07-0958**

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.

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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 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733 from "I-1" Light Industrial, "C-2" Commercial District, and "RM-4" Residential Mixed District to "C-2 CD" General Commercial 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.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.

- B. Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
- C. No temporary signage.
- D. Outdoor storage must be screened with a 6 foot solid screen fence from view of public roadways and an 8 foot solid screen fence adjacent to residential properties.

SECTION 5. 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 6. 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 7. 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 8. This ordinance shall become effective December 17, 2017.

PASSED AND APPROVED this 7th day of December 2017.

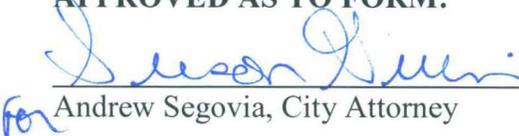

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-14						
Date:	12/07/2017						
Time:	04:34:00 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017281 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "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 on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White Road. Staff and Zoning Commission recommend Approval, with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				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				
Clayton H. Perry	District 10		x				

SG/lj
12/07/2017
Item No. Z-14

Exhibit “A”

EXHIBIT "A"

0.828 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.828 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 12, BLOCK 2, NEW CITY BLOCK 10733, HEIN SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 980, PAGE 18, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at a ½ Inch iron rod found at the Southwest corner of this 0.828 acre tract;

THENCE N 00°27'00" W, a distance of 105.60' to a ½" iron rod set for the Northwest corner of this 0.828 acre tract;

THENCE N 88°37'00" E, a distance of 329.40' to a ½" iron rod set for the Northeast corner of this 0.828 acre tract;

THENCE S 00°17'00" E, a distance of 113.50' to a ½" iron rod set for the Southeast corner of this 0.828 acre tract;

THENCE S 89°59'28" W, a distance of 329.04' to the **POINT OF BEGINNING**, containing a 0.828 acre tract of land, more or less.

Corresponding plat prepared. (Job # 5467)

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



22017281

Elizondo & Associates
Land Surveying & Mapping, LLC.
11153 Westwood Loop
San Antonio, Texas 78253
(210) 375-4128
Texas Firm No. 10193864

A handwritten signature in black ink that reads "Enrique C. Elizondo".

Enrique C. Elizondo
Registered Professional Land Surveyor
No. 6386, State of Texas

Exhibit "A"

22017281

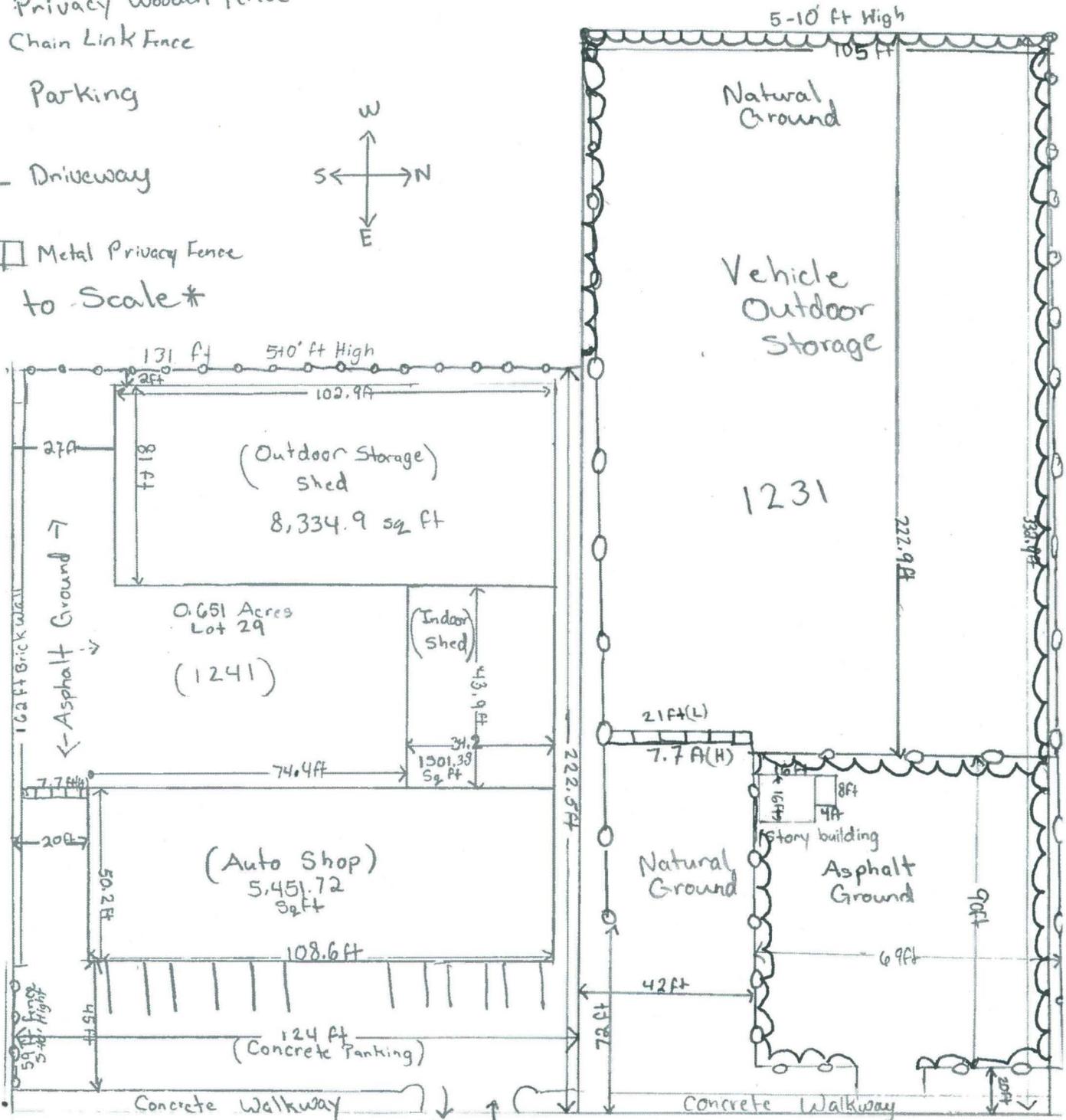
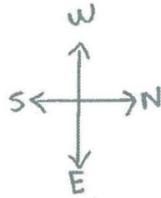
Privacy Wooden Fence
Chain Link Fence

Parking

Driveway

Metal Privacy Fence

Not to Scale



← S. w.w. White Rd →

"I, Jaime Hernandez, 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 the city Council approval of a site plan in connection 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."