

AN ORDINANCE 2018-05-17-0370

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 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 4.822 acres out of NCB 34362; from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Light Truck Repair on 1.463 acres out of NCB 34362; "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.550 Acres out of NCB 34362; and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization or a Car Wash on 1.809 acres out of NCB 34362.

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 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.

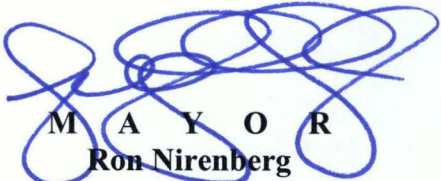
SECTION 5. The City council approves this Conditional Use and Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

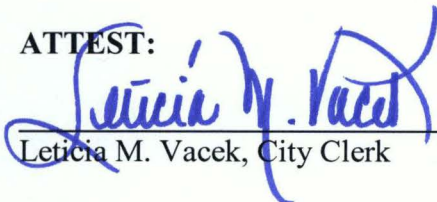
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective May 27, 2018.

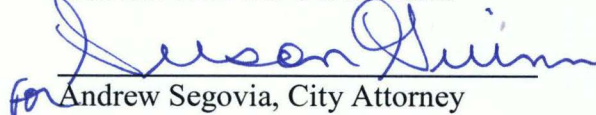
PASSED AND APPROVED this 17th day of May 2018.


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-9 (in consent vote: 25, Z-1, Z-2, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, P-3, Z-12, Z-14, Z-15, Z-16, Z-18, Z-19, P-4, Z-20)						
Date:	05/17/2018						
Time:	02:12:54 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018140 CD S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.463 acres out of NCB 34362, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.550 acres out of NCB 34362, and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 1.809 acres out of NCB 34362, generally located southeast of Potranco Road and Seascape Drive. Staff and Zoning Commission recommend Approval.						
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				
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
05/17/2018
Item No. Z-9

EXHIBIT “A”



Z2018140

"A"

car wash

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.809 acre, more or less, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.809 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 699.03 feet for the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°29'44" E, continuing along and with the said common boundary line, a distance of 250.00 feet to a point;

THENCE: Departing the south right-of-way line of said Potranco Road (FM 1957), over and across said called 81.293 acre tract, the following bearings and distances:

S 00°30'16" E, a distance of 315.17 feet to a point;

S 89°29'50" W, a distance of 250.00 feet to a point;

N 00°30'16" W, a distance of 315.16 feet to the POINT OF BEGINNING, and containing 1.809 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 11458-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 22, 2018
JOB NO. 11458-01
DOC. ID. N:\CIVIL\11458-01\Word\11458-01_FN_1.809AC.docx



Exhibit "A"

Page 1 of 1

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

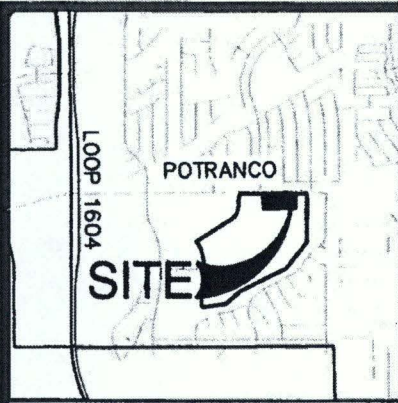
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Transportation | Water Resources | Land Development | Surveying | Environmental

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02/23/2018

22018140



LOCATION MAP

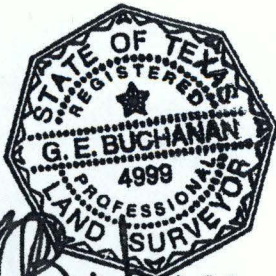
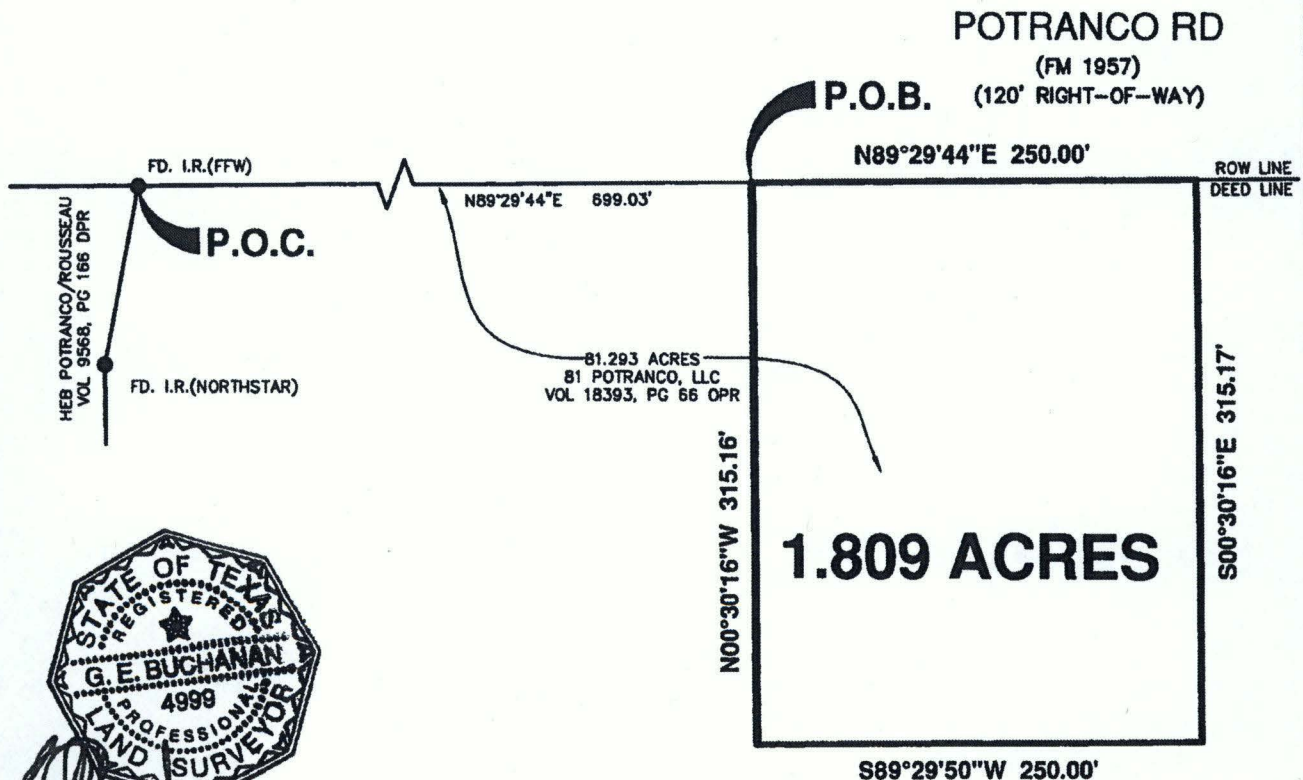
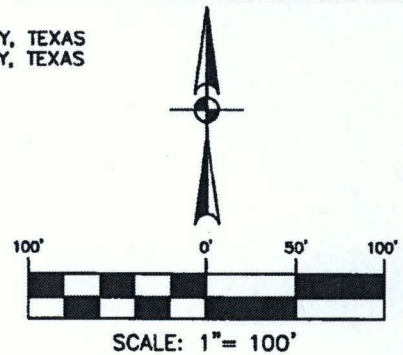
NOT-TO-SCALE

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



02/23/2016

JV DIGNOWITY SURVEY NO. 260
ABSTRACT 240
N.C.B. 34362

EXHIBIT
FOR ZONING

A 1.809 ACRE, MORE OR LESS, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

FEBRUARY 2018

SHEET 1 OF 1
JOB No.: 11458-01

Date: Feb 22, 2018, 4:01pm User ID: evlans File: K:\GWS\11458-01\2018-01_11458-01.dwg



auto/light
truck repair

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.550 acres, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.550 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 949.03 feet to a at the northwest corner of the herein described tract, for the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°29'44" E, continuing along and with the said common boundary line, a distance of 215.13 feet to a point, for the northeast corner of the herein described tract;

THENCE: Departing the south right-of-way line of said Potranco Road (FM 1957), over and across said called 81.293 acre tract, the following bearings and distances:

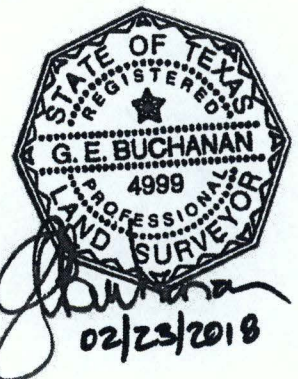
S 00°10'05" E, a distance of 315.18 feet to a point, for the southeast corner of the herein described tract;

S 89°29'50" W, a distance of 213.28 feet to a point, for the southwest corner of the herein described tract;

THENCE: N 00°30'16" W, a distance of 315.17 feet to the POINT OF BEGINNING and containing 1.550 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9280-17 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 22, 2018
JOB NO. 11458-01
DOC. ID. N:\CIVIL\11458-01\Word\11458-01_FN_1.550AC.docx



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LOCATION MAP

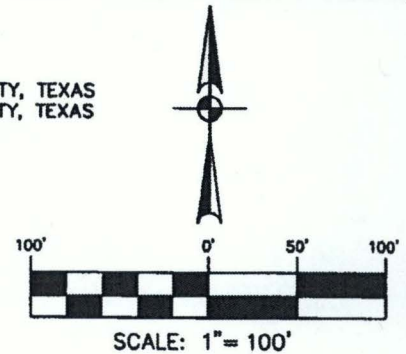
NOT-TO-SCALE

LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

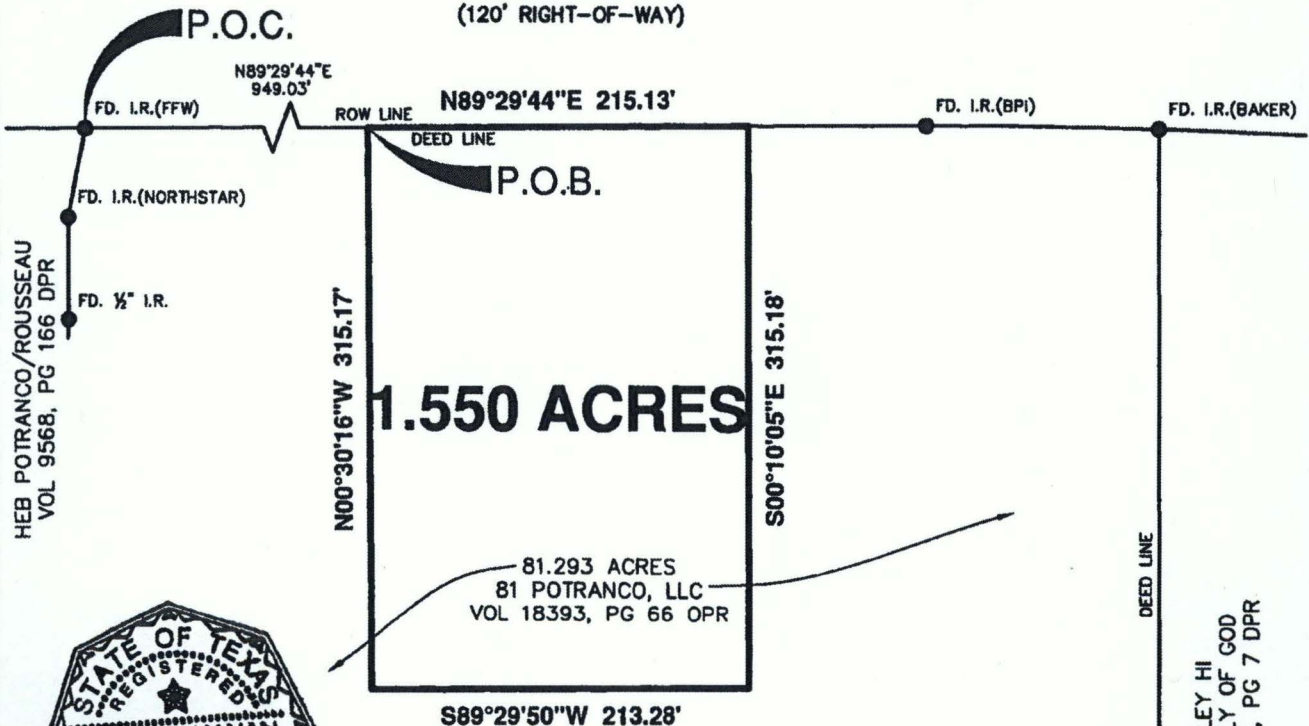


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POTRANCO RD

(FM 1957)

(120' RIGHT-OF-WAY)



JV DIGNOWITY SURVEY NO. 260

ABSTRACT 240

N.C.B. 34362

EXHIBIT FOR ZONING

A 1.550 ACRES, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028600

SHEET 1 OF 1
JOB No.: 11458-01

Date: Feb 23, 2018, 8:32am User: G.E. BUCHANAN
File: R:\Projects\11458-01\11458-01_1.DWG



Z2018140
"C"

Auto/Light
Truck Repair

**METES AND BOUNDS DESCRIPTION
FOR ZONING**

A 1.463 acres, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.463 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 1194.16 feet to a at the northwest corner of the herein described tract, for the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the south right-of-way line of said Potranco Road, the north line of said 81.293 acre tract, the following bearings and distances:

N 89°29'44" E, continuing along and with the said common boundary line, a distance of 70.79 feet to a point, for the northeast corner of the herein described tract;

Southeasterly, along a non-tangent curve to the right, with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, said curve having a radial bearing of S 00°30'20" E, a radius of 3759.72 feet, a central angle of 02°00'34", a chord bearing and distance of S 89°30'03" E, 131.85 feet, for an arc length of 131.86 feet to a point, for the northeast corner of the herein described tract same being the northeast corner of said 81.293 acre tract and the northwest corner of Valley Hi Assembly of God recorded in Volume 9642, Page 7 of the Deed and Plat Records of Bexar County, Texas;

S 00°10'05" E, deoparting the south right-of-way line of said Potranco Road, along the west line of said Valley Hi Assembly of God, the east line of said 81.293 acre tract, a distance of 312.88 feet to a point, for the southeast corner of the herein described tract;

THENCE: Departing the west line of said Valley Hi Assembly of God, over and across said called 81.293 acre tract, the following bearings and distances:

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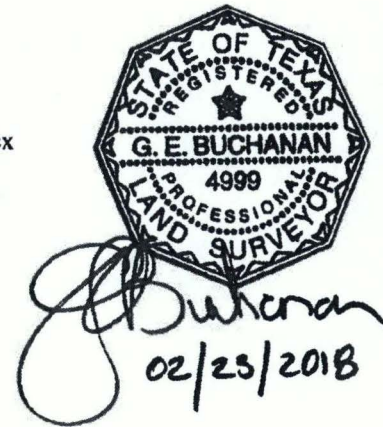
Z2018140

S 89°29'50" W, a distance of 213.28 feet to a point, for the southwest corner of the herein described tract;

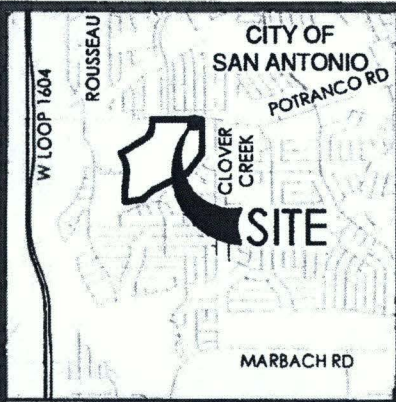
THENCE: N 00°30'16" W, a distance of 315.17 feet to the POINT OF BEGINNING and containing 1.463 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9280-17 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 22, 2018
JOB NO. 11458-01
DOC. ID. NACIVIL\11458-01\Word\11458-01_FN_1.463AC.docx



Z2018140



LOCATION MAP

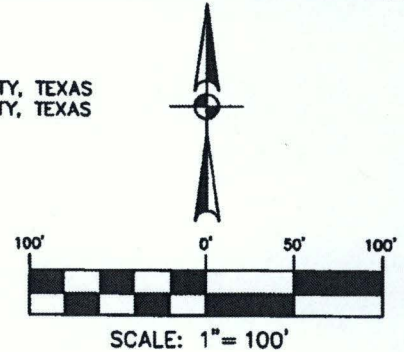
NOT-TO-SCALE

LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

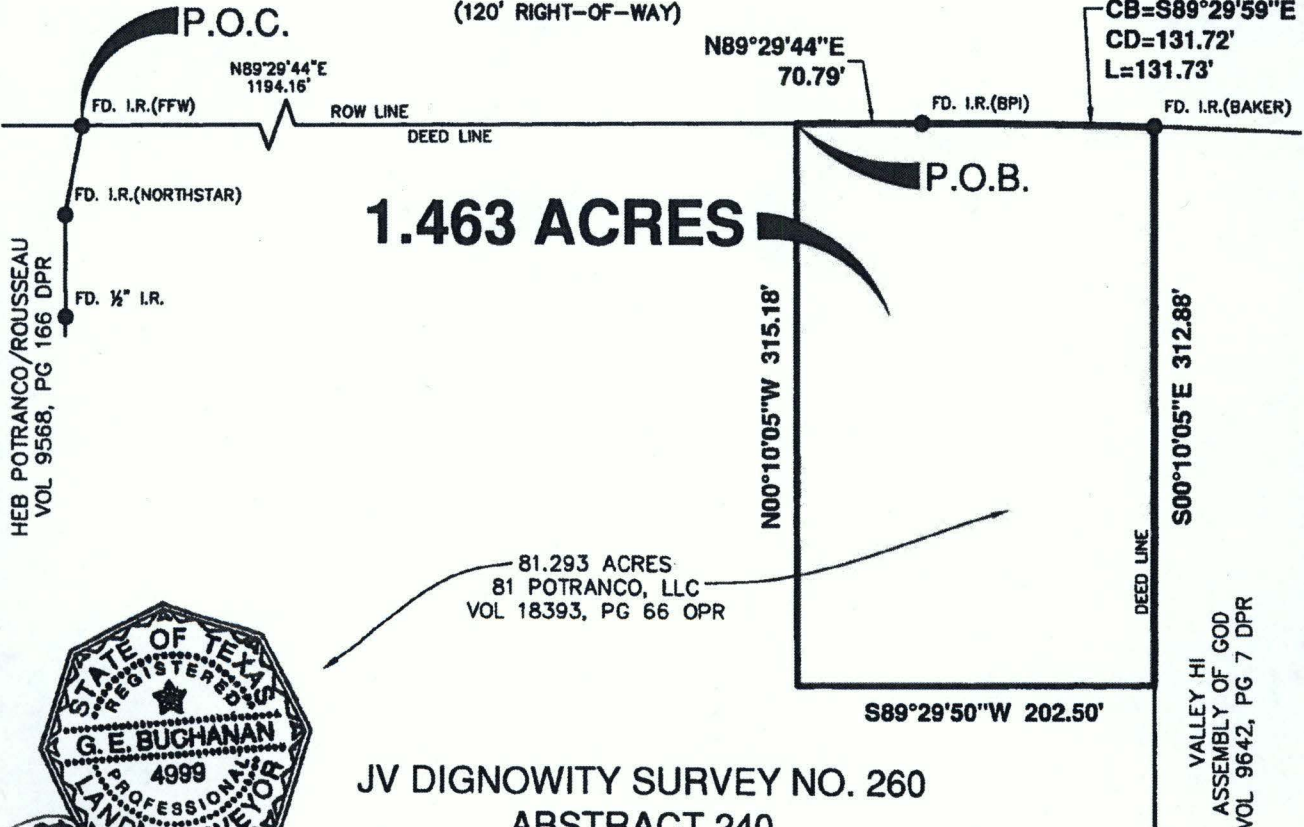


SCALE: 1" = 100'

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

POTRANCO RD
 (FM 1957)
 (120' RIGHT-OF-WAY)

R=3,749.97'
Delta=2°00'46"
CB=S89°29'59"E
CD=131.72'
L=131.73'



HEB POTRANCO/ROUSSEAU
 VOL 9568, PG 166 DPR



02/23/2018

PAPE-DAWSON ENGINEERS

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 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TSPE FIRM REGISTRATION #470 | TSPLS FIRM REGISTRATION #10028500

JV DIGNOWITY SURVEY NO. 260
ABSTRACT 240
N.C.B. 34362

EXHIBIT FOR ZONING

A 1.463 ACRES, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

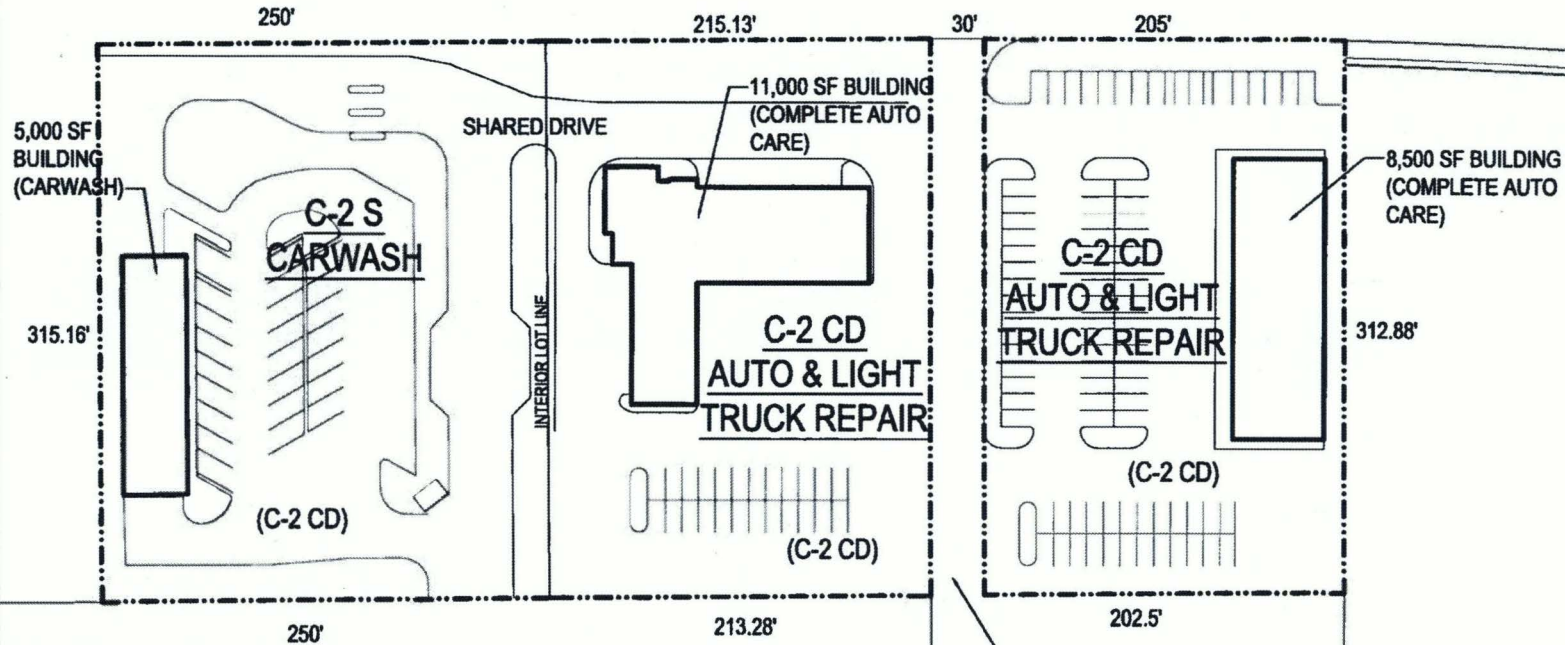
SG/lj
05/17/2018
Item No. Z-9

EXHIBIT “B”

Z2018140

POTRANCO RD.

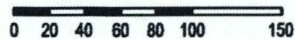
Exhibit "B"



- PROPERTY: 1.809 AC + 1.55 AC + 1.463 AC = 4.822 AC (210,046 SF)
- LEGAL DESCRIPTION: NCB
- CURRENT ZONING: C-2 CD (CONDITIONAL USE FOR HOME IMPROVEMENT CENTER)
- REQUESTED ZONING: C-2 S (SPECIFIC USE FOR CARWASH); C-2 CD (CONDITIONAL USE FOR AUTO & LIGHT TRUCK REPAIR); C-2 CD (CONDITIONAL USE FOR AUTO & LIGHT TRUCK REPAIR)
- IMPERVIOUS COVER: UP TO 210,000 SF
- SETBACKS/BUFFERYARDS: NONE REQUIRED- ALL BASE ZONING IS C-2
- REQUIRED PARKING: 1:500 SF GFA FOR CARWASH AND AUTO REPAIR.
- 10 REQUIRED FOR CARWASH; 39 REQUIRED FOR AUTO REPAIR

SITE PLAN FOR POTRANCO AUTO USES

SCALE: 1" = 100'



I, John H. Roberts, for Potranco 81, LLC, 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 conjunction 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.