

**AN ORDINANCE      2016-08-04-0582**

**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 0.704 acres out of NCB 18338 from "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

**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

SG/lj  
08/04/2016  
# Z-22

CASE NO. Z2016178 CD

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 14<sup>th</sup> day of August 2016.

**PASSED AND APPROVED** this 4<sup>th</sup> day of August 2016.

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

**ATTEST:**

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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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Martha G. Sepeda, Acting City Attorney

For

<b>Agenda Item:</b>	Z-22 ( in consent vote: 31, 32, 33, P-2, Z-2, Z-5, P-3, Z-7, P-4, Z-8, Z-9, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, Z-19, Z-20, P-6, Z-22, Z-23, Z-24, P-7, Z-25, Z-26, Z-27 )						
<b>Date:</b>	08/04/2016						
<b>Time:</b>	02:11:07 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016178 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16049)						
<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				
Michael Gallagher	District 10		x			x	



Z2016178

FIELD NOTES  
FOR  
ZONING

A 0.704 of an acre, or 30,656 square feet more or less, tract of land being a portion of Lot 127, Block 1, West Star Unit – 2 Subdivision recorded in Volume 9541, Page 46 in the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 18338 of the City of San Antonio, Bexar County, Texas. Said 0.704 of an 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 set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west right-of-way line of Interstate 10 (Access Road), a 315-foot wide right-of-way, at the southeast corner of said Lot 127 and the northeast corner of West Star Unit 1 Subdivision recorded in Volume 9538, Page 159 in said Deed and Plat Records;

THENCE: Departing the west right-of-way line of said Interstate 10, along and with the common line of said Lot 127 and said West Star Unit 1 Subdivision, the following bearings and distances:

THENCE: S 38°59'59" W, a distance of 81.80 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 67°52'52" W, a distance of 16.71 feet to a point, at the northwest corner of said West Star Unit 1 Subdivision, an angle point of Lot 114, West Star Unit 1 – P.U.D. recorded in Volume 9546, Page 10 in said Deed and Plat Records and the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the common line of said Lot 127 and said Lot 114, the following bearings and distances:

S 67°52'52" W, a distance of 63.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southwest corner of said Lot 127 and an angle point of said Lot 114;

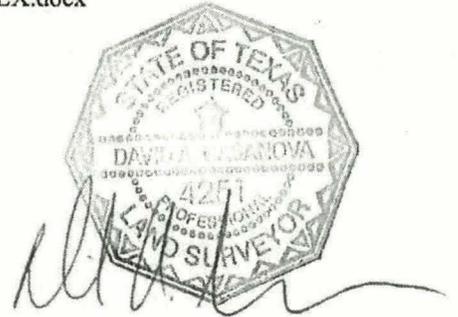
N 22°07'08" W, a distance of 398.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the south line of Lot 131, Block 1, One Dominion Place Subdivision recorded in Volume 9574, Page 174, in said Deed and Plat Records, at the northwest corner of said Lot 127 and the northeast corner of said Lot 114;

Z2016178

THENCE: N 77°24'07" E, along and with the north line of said Lot 127, the south line of said Lot 131 and the south line of Lot 132, Block 1 of said One Dominion Place Subdivision, a distance of 94.41 feet to a point;

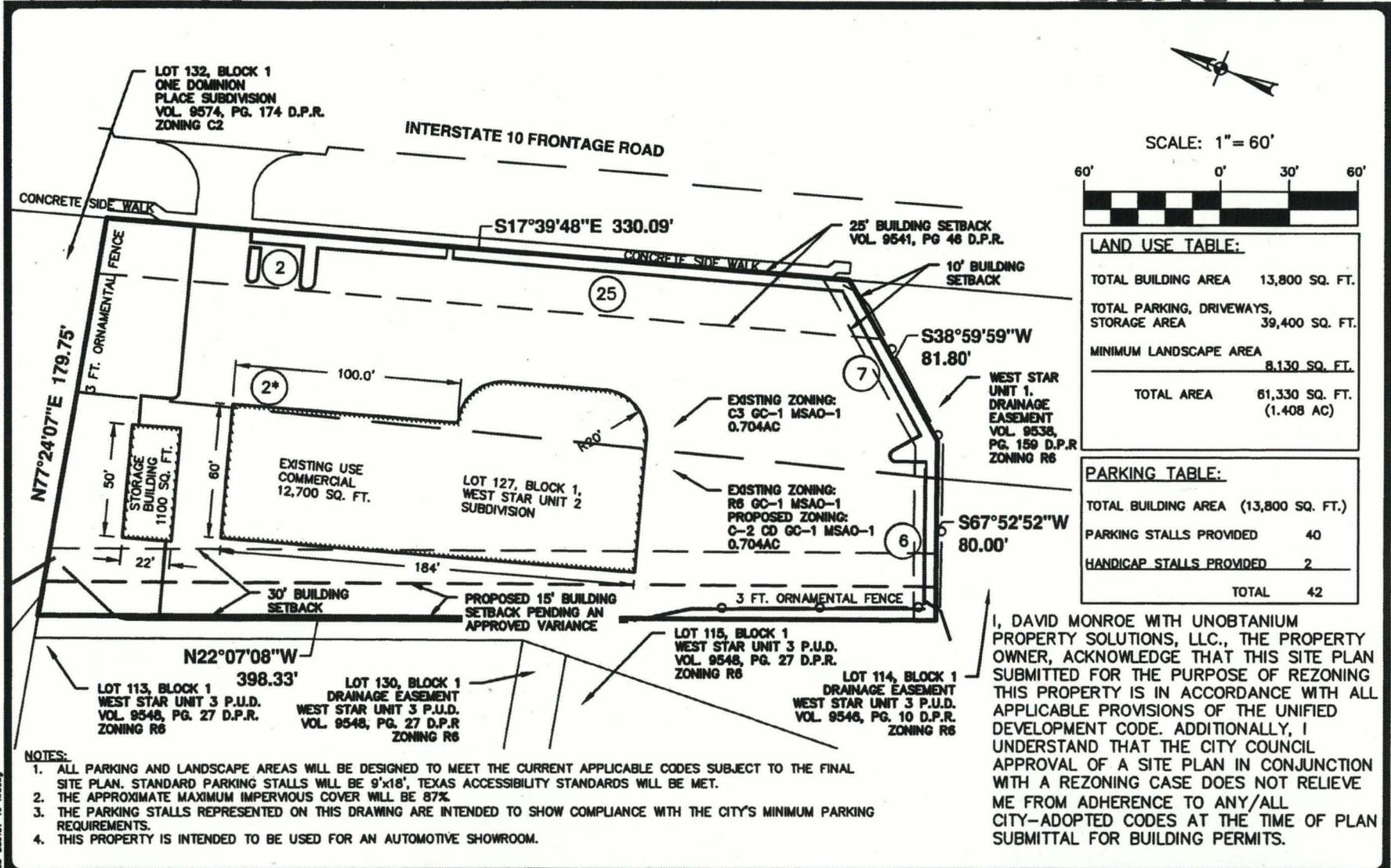
THENCE: S 17°39'48" E, departing the north line of said Lot 127 and the south line of said Lot 132, over and across said Lot 127, a distance of 383.88 feet to the POINT OF BEGINNING, and containing 0.704 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit map prepared under job number 9151-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 5, 2016  
JOB NO. 9151-16  
DOC. ID. N:\Survey16\16-9100\9151-16\Word\9151-16 ZONING EX.docx



PA 16049

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**LAND USE TABLE:**

TOTAL BUILDING AREA	13,800 SQ. FT.
TOTAL PARKING, DRIVEWAYS, STORAGE AREA	39,400 SQ. FT.
MINIMUM LANDSCAPE AREA	8,130 SQ. FT.
<b>TOTAL AREA</b>	<b>61,330 SQ. FT. (1.408 AC)</b>

**PARKING TABLE:**

TOTAL BUILDING AREA (13,800 SQ. FT.)	
PARKING STALLS PROVIDED	40
HANDICAP STALLS PROVIDED	2
<b>TOTAL</b>	<b>42</b>

I, DAVID MONROE WITH UNOBANIUM PROPERTY SOLUTIONS, 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 THE 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.

- NOTES:**
1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL BE 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
  2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 87%.
  3. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
  4. THIS PROPERTY IS INTENDED TO BE USED FOR AN AUTOMOTIVE SHOWROOM.

Date: Jun 06, 2016, 1:04pm User: G. Clinger  
 File: P:\Users\G. Clinger\Projects\16049-2301-18 16049

JOB NO. 4089-09  
 DATE JUNE 2016  
 DESIGNER CL  
 CHECKED M.J. DRAWN CL  
 SHEET 1 of 1

**WEST STAR UNIT 2**  
**CITY SAN ANTONIO, TEXAS**  
**CONDITIONAL USE SITE PLAN EXHIBIT**

  
 2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 1068800

Attachment "B"

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.