SG/cla
02/18/2016
Z-29

CASE NO. Z2016043S

AN ORDINANCE 2016-02-18-0153

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 15.081 acres of land out of NCB 34963 from "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD-S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment.

SECTION 2. A description of the property is attached as **Attachment "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 **Attachment "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 February 28, 2016.

PASSED AND APPROVED this 18th day of February, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-29 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)**
Date:	02/18/2016
Time:	03:14:03 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016043 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3 NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment on 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16012)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

PAPE-DAWSON ENGINEERS

Z2016043

FIELD NOTE
DESCRIPTION FOR

A 15.081 acre more or less, tract of land being that tract described in Deed to YC Partners, Ltd. bda Yantis Company recorded in Volume 16791, Page 40 of the Official Public Records of Bexar County, Texas, out of the Adolphus Namdem Survey No. 87, Abstract 854, County Block 4963, now in New City Block 34963, in the City of San Antonio, Bexar County, Texas. Said 15.081 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 (CORS1996);

BEGINNING: At a point on the north right-of-way line of Charles Anderson Loop (F.M. 1604), a southeast corner of a tract described in deed to F. John Ackermann recorded in Volume 15622, Page 940-943 of the Official Public Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: N 36°24'42" W, departing the north right-of-way line of said Charles Anderson Loop (F.M. 1604), along and with the northeast line of said Ackermann tract, a southwest line of the herein described tract, a distance of 792.88 feet to a point at the north corner of said Ackermann tract;

THENCE: S 59°43'00" W, along and with the northwest line of said Ackermann tract, a southeast line of said herein described tract, a distance of 612.94 feet to a point on the northeast line of a 30.00 acre tract described in Deed to Trinity Assembly Church Inc. recorded Volume 9083, Page 974 of the Official Public Records of Bexar County, Texas, the north corner of a 0.663 acre tract described in Deed to F. John Ackermann recorded in Volume 8014, Page 1421 of the Official Public Records of Bexar County, Texas, a southwest corner of the herein described tract;

THENCE: N 30°12'56" W, along and with the northeast line of said 30.00 acre tract, a southwest line of said herein described tract, a distance of 911.23 feet to a point at the south corner of a 3.449 acre tract described in Deed to UP23 Partnership recorded in Volume 7747, Page 1208 Official Public Records of Bexar County, Texas;

San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Attachment A

Z2016043

THENCE: N 59°45'04" E, along and with the southeast line of said 3.449 acre tract, a northwest line of the herein described tract, a distance of 392.47 feet to a point on the southwest line of Lot 1, Block 13, New City Block 13, Yantis Industrial Park recorded in Volume 9595, Page 106 of the Deed and Plat Records of Bexar County, Texas, the east corner of said 3.449 acre tract;

THENCE: S 30°12'07" E, along and with the southwest line of said Lot 1, a distance of 15.27 feet to a point at the south corner of said Lot 1;

THENCE: Along and with a southeast line of said Lot 1, a northwest line of the herein described tract, the following bearings and distances:

N 59°55'27" E, a distance of 152.25 feet to a point;

Northeasterly, along a curve to the left, said curve having a radius of 15.00 feet, a central angle of 53°42'39", a chord bearing and distance of N 33°04'08" E, 13.55 feet, for an arc length of 14.06 feet to a point;

Northeasterly, along a reverse curve to the right, said curve having a radius of 70.00 feet, a central angle of 111°30'27", a chord bearing and distance of N 61°58'02" E, 115.73 feet, for an arc length of 136.23 feet to a point at the north corner of the herein described tract;

THENCE: Along and with a southwest line of said Lot 1, a northeast line of said herein described tract, the following bearings and distances:

S 30°12'07" E, a distance of 689.69 feet to a point;

S 59°47'53" W, a distance of 24.92 feet to a point;

S 30°17'00" E, a distance of 102.00 feet to a point;

N 59°47'53" E, a distance of 24.78 feet to a point;

S 30°12'07" E, a distance of 101.82 feet to a point;

S 36°27'28" E, a distance of 831.54 feet to a point;

Z2016043

THENCE: S 88°27'22" W, along and with the north right-of-way line of said Charles Anderson Loop (F.M. 1604), a distance of 73.12 feet to the POINT OF BEGINNING and containing 15.081 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 8881-00 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: November 18, 2015
JOB NO. 8881-00
DOC. ID. N:\CIVIL\8881-00\WORD\8881-00 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

11/18/2015

Z2016043

SITE DATA

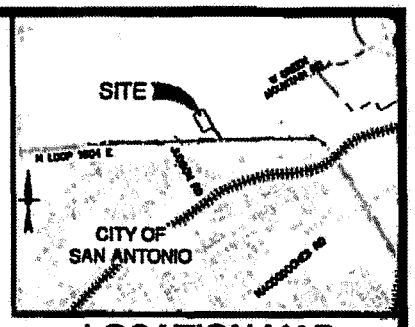
TOTAL LAND AREA	100%	15.081 ACRES (656,923 SF)
TOTAL BUILDING AREA	4.65%	30,556 SF
LANDSCAPE AREA	5.07%	33,315 SF
IMPERVIOUS AREA	28.54%	187,495 SF
YARD AREA (PERVIOUS)	61.74%	405,557 SF

PARKING

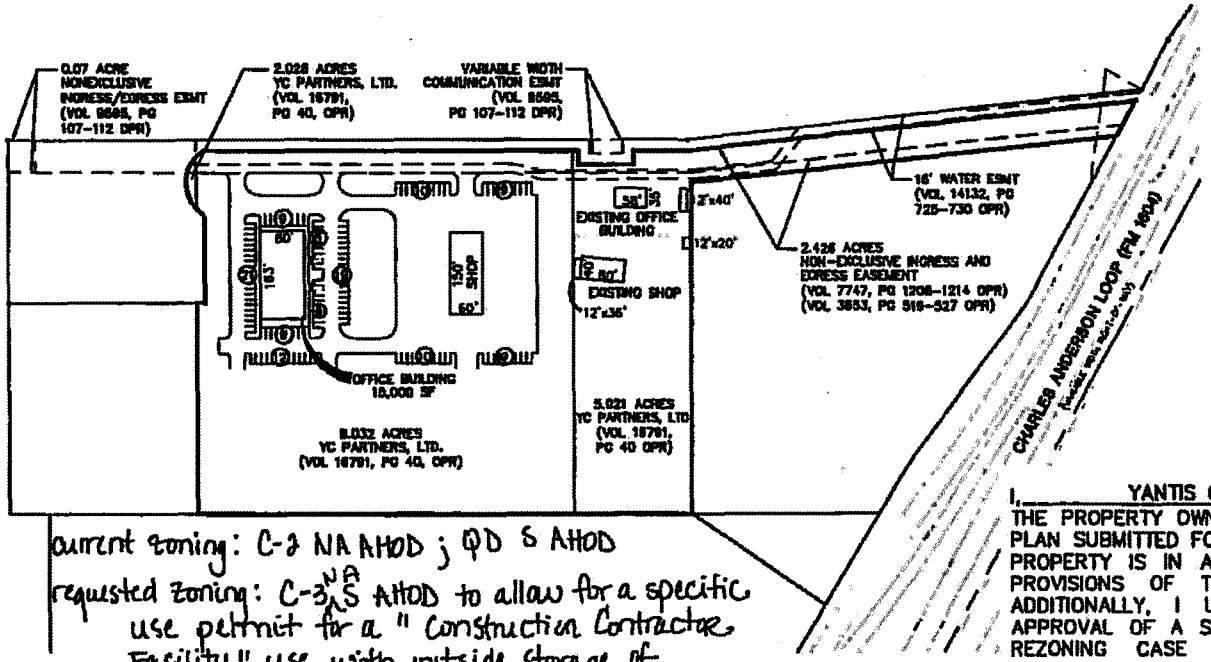
PARKING SPACE TYPE	10'-0"(W) X 20'-0"(D)
REQUIRED MINIMUM	68
REQUIRED MAXIMUM	131
ADA ASSESSABLE PARKING	4
TOTAL	124

SCALE: 1"= 300'

300' 0' 150' 300'



LOCATION MAP
NOT-TO-SCALE



current zoning: C-3 NA AHOD ; QD S AHOD
requested zoning: C-3 NA S AHOD to allow for a specific use permit for a "Construction Contractor Facility" use with outside storage of materials and equipment

I, YANTIS COMPANY
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.

JOB NO. 8881-00
DATE NOVEMBER 2015
DESIGNER BL
CHECKED *** DRAWN MKF
SHEET 1 of 1

YANTIS COMPANY SHOP
SAN ANTONIO, TEXAS
ZONING SITE PLAN

PAPE-DAWSON ENGINEERS
2000 NW 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 SURVEYING, FIRM REGISTRATION # 10028804

THIS DOCUMENT HAS BEEN PRODUCED FROM ORIGINAL DATA THAT HAS BEEN ALTERED AND/OR TRANSMITTED ELECTRONICALLY AND MAY NOT BE IDENTICAL TO THE ORIGINAL. REFER ONLY TO THE FINAL HARDCOPY PLANS BEARING THE ORIGINATOR'S ORIGINAL SIGNATURE AND SEAL.

Attachment B