

AN ORDINANCE 2015-01-15-0044

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 Lots 3 and 4, Block 1, NCB 17634 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization 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. 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.

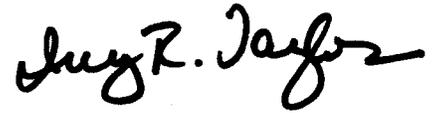
SECTION 3. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective January 25, 2015.

PASSED AND APPROVED this 15th day of January, 2015.



M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

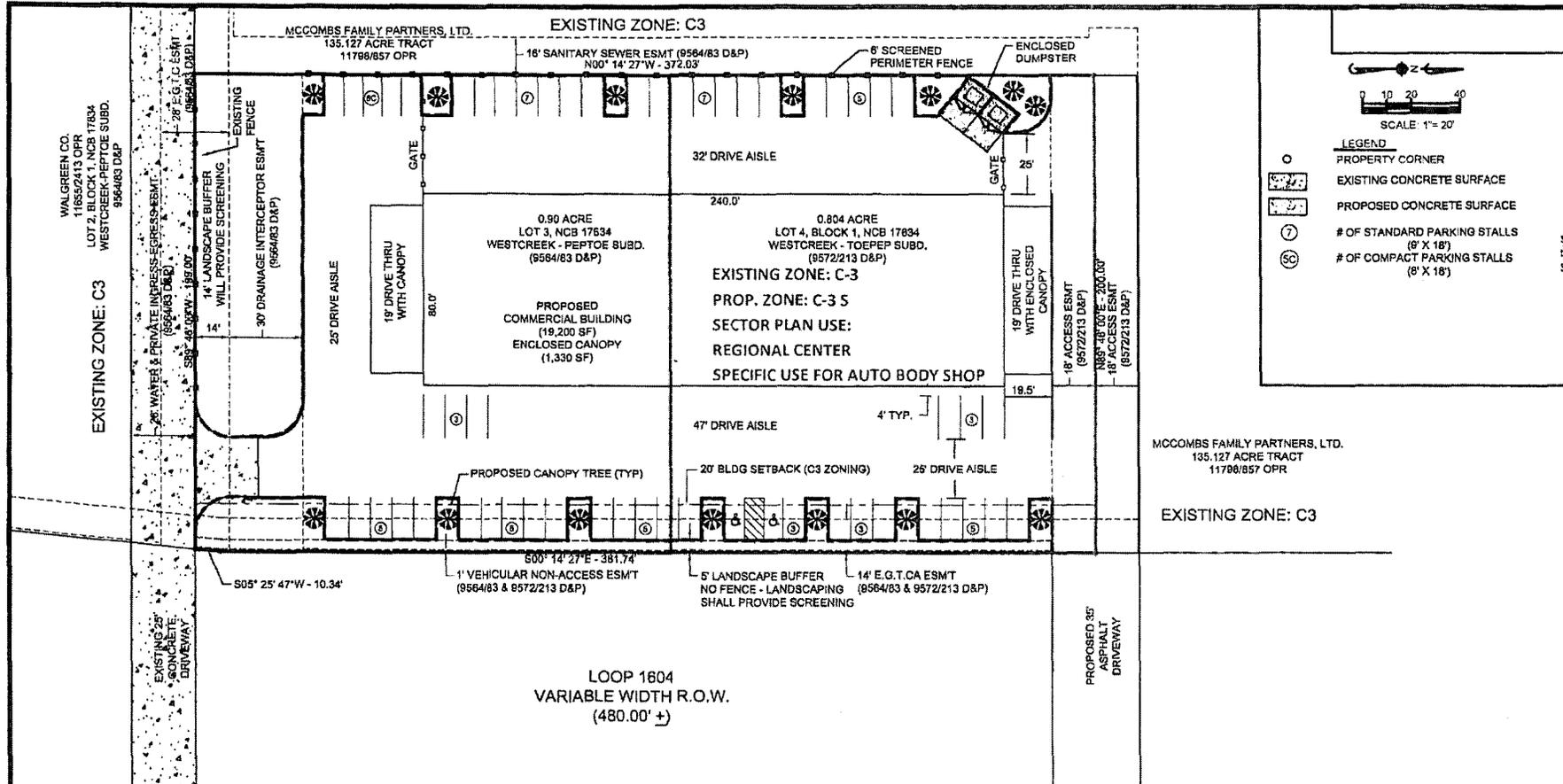
APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-23 (in consent vote: 17, 18, 20, P-2, Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, Z-15, Z-16, Z-20, Z-21, Z-22, Z-23, P-5, Z-25, Z-26, Z-27, Z-31, Z-33, Z-34)						
Date:	01/15/2015						
Time:	02:08:52 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015024 S (District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization 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 Lots 3 and 4, Block 1, NCB 17634 located at the intersection of West Military Drive and West Loop 1604. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				

10/1/2015 5



SCALE: 1" = 20'

LEGEND

- PROPERTY CORNER
- ▨ EXISTING CONCRETE SURFACE
- ▨ PROPOSED CONCRETE SURFACE
- ⑦ # OF STANDARD PARKING STALLS (8' X 18')
- ⑤ # OF COMPACT PARKING STALLS (8' X 18')

PROJECT DATA TABULATION

EXISTING SITE ACREAGE	1.704 AC
SIZE OF PROPOSED BUILDING	19,200 SF
SIZE OF PROPOSED CANOPY	1,330 SF
IMPERVIOUS COVER DATA	
APPROX. SIZE OF PROPOSED PAVED AREA	43,583 SF
MAX. SIZE OF PROPOSED IMPERVIOUS COVER (INCL. BLDG.)	62,763 SF
C3 SETBACKS	
FRONT	20 FEET
SIDE	0 FEET
REAR	0 FEET
OFF-STREET PARKING REQUIREMENTS	
REQUIRED PER UDC	38 - 1 P.S. PER 500 OFA (INCLUDES ADA)
PROVIDED (TOTAL)	56 - 49 STANDARD, 5 COMPACT, 2 ADA
ADA REQUIRED	2 - 1 STANDARD & 1 VAN ACCESSIBLE
ADA PROVIDED	2 - 1 STANDARD & 1 VAN ACCESSIBLE

GENERAL NOTES

- THE EXISTING PLATTED LOTS ARE CURRENTLY VACANT AND UNDEVELOPED, AND WILL BE REPLATTED INTO A SINGLE LOT.
- THE INTENDED USE OF THE PROPERTY IS AN AUTOMOTIVE BODY SHOP.
- THIS SITE PLAN WAS PREPARED BASED ON RECORDED DATA, NOT AN ON THE GROUND SURVEY.
- THIS SITE PLAN WAS PERFORMED WITHOUT A TITLE COMMITMENT. THERE MAY BE EASEMENTS, BUILDING SETBACKS OR COVENANT RESTRICTIONS THAT PERTAIN TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE CANOPY TREES SHOWN ARE SCHEMATIC ONLY AND SIGNIFY THE APPLICANT'S INTENT TO MEET THE PARKING LOT CANOPY COVERAGE REQUIREMENTS. THERE ARE EXISTING TREES ON-SITE THAT THE OWNER MAY CHOOSE TO PRESERVE, REQUIRING DESIGN CHANGES TO THIS SITE PLAN.
- THE PROPOSED DRIVEWAY CONNECTION TO LOOP 1604 WILL BE CONSTRUCTED AS A PART OF THIS PROJECT'S BUILDING PERMITTED CONSTRUCTION.
- THE OWNER RESERVES THE RIGHT TO ENCLOSE THE SOUTH CANOPY.
- ACCORDING TO COSA'S GIS, THIS TRACT IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN OR A MANDATORY DETENTION AREA SINCE THE SITE DRAINS DIRECTLY TO TXDOT'S ROW AND ITS DRAINAGE SYSTEM WHICH IS PLANNED TO BE RECONSTRUCTED IN 2015, WE ANTICIPATE BEING APPROVED TO PAY THE FEE IF TXDOT REQUIRES DETENTION, THIS SITE PLAN WILL BE REVISED ACCORDINGLY TO ACCOMMODATE A DETENTION BASIN.
- I, ANTHONY RAMIREZ, AUTHORIZED AGENT FOR 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.

10/1/2015

COMMENTS

NO DATE

DIVE DEVELOPMENT, INC.
1000 MILITARY COLLISION REPAIR
SUP SITE PLAN
2050 AUTO BODY SHOP

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/1/15
PROJECT NO: Z2015024

SHEET
Z1.0