SG/cla
02/19/2015
Z-17

CASE NO. Z2015074 CD

AN ORDINANCE 2015-02-19-0142

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 3.248 acres out of Lots 15-19 and 46, NCB 11967 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2".

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 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 **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 March 1, 2015.

PASSED AND APPROVED this 19th day of February, 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-17 (in consent vote: 24, P-1, Z-1, P-3, P-4, Z-4, Z-5, Z-6, P-5, Z-10, Z-11, Z-17, Z-18)**
Date:	02/19/2015
Time:	02:09:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015074 CD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2" on 3.248 acres out of Lots 15-19 and 46, NCB 11967 located at 305 Wolfe Road; 9916, 9922, 9930 Plymouth Avenue; 614 Portland Road. 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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x			x	

FIELD NOTES
FOR

A 3.248 acre or 141,489 square foot more or less, tract of land being comprised of Lots 15-19 and Lot 46 of Rolling Acres Subdivision recorded in Volume 980, Page 339 of the Deed and Plat Records of Bexar County, Texas, New City Block (N.C.B.) 11967 in the City of San Antonio, Bexar County, Texas. Said 3.248 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:

BEGINNING: At a found iron rod, the southeast corner of said Lot 46, the southwest corner of Lot 45 of said Rolling Acres Subdivision, the north right-of-way line of Wolf Road, a 60 foot right-of-way;

THENCE: N 89°54'44" W, along and with the south line of said Lot 46 and the north right of way line of said Wolf Road, a distance of 143.47 feet to a found ½" iron rod with cap marked "RPLS 4724", the southwest corner of said Lot 46;

THENCE: Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 00°14'50" E, a radius of 10.00 feet, a central angle of 106°43'52", a chord bearing and distance of N 36°23'14" W, 16.05 feet, for an arc length of 18.63 feet to a found ½" iron rod with cap marked "RPLS 4724", the east right-of-way line of line of Plymouth Avenue, a 60 foot right-of-way;

THENCE: Northeasterly, along and with the west line of said Lot 46 and the east right of way line of said Plymouth Avenue, along a non-tangent curve to the right, said curve having a radial bearing of S 79°38'39" E, a radius of 207.07 feet, a central angle of 23°30'28", a chord bearing and distance of N 22°06'35" E, 84.36 feet, for an arc length of 84.96 feet to a found ½" iron pipe;

THENCE: N 42°54'44" E, along and with the west line of said Lot 46 and said Lot 15, the north line of said Lot 16 and Lot 17, the east right of way line of said Plymouth Avenue, a distance of 594.56 feet to a found ½" iron rod,

THENCE: Northeasterly, along and with the east right-of-way line of said Plymouth Avenue and the north line of said Lot 17, along a non-tangent curve to the right, said curve having a radial bearing of S 46°57'04" E, a radius of 15.00 feet, a central angle of 77°09'30", a chord bearing and distance of N 81°37'41" E, 18.71 feet, for an arc length of 20.20 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the south right-of-way line of Portland Road, a 60 foot right-of-way;

Attachment A

THENCE: Southeasterly, along and with the north line of said Lots 17-19 and the south right of way line of said Portland Road, along a reverse curve to the left, said curve having a radius of 925.17 feet, a central angle of 15°56'05", a chord bearing and distance of S 67°45'36" E, 256.47 feet, for an arc length of 257.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Lot 19 and the northwest corner of Lot 20 of said Rolling Acres Subdivision;

THENCE: S 00°00'00" W, departing the south right of way line of said Portland Road, along and with the east line of said Lot 19 and the west line of said Lot 20, a distance of 232.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of said Lot 19, the southwest corner of said Lot 20 and the north line of Lot 94, Red Roof Inn Subdivision, recorded in Volume 9533, Page 100 of the Deed and Plat Records of Bexar County, Texas;

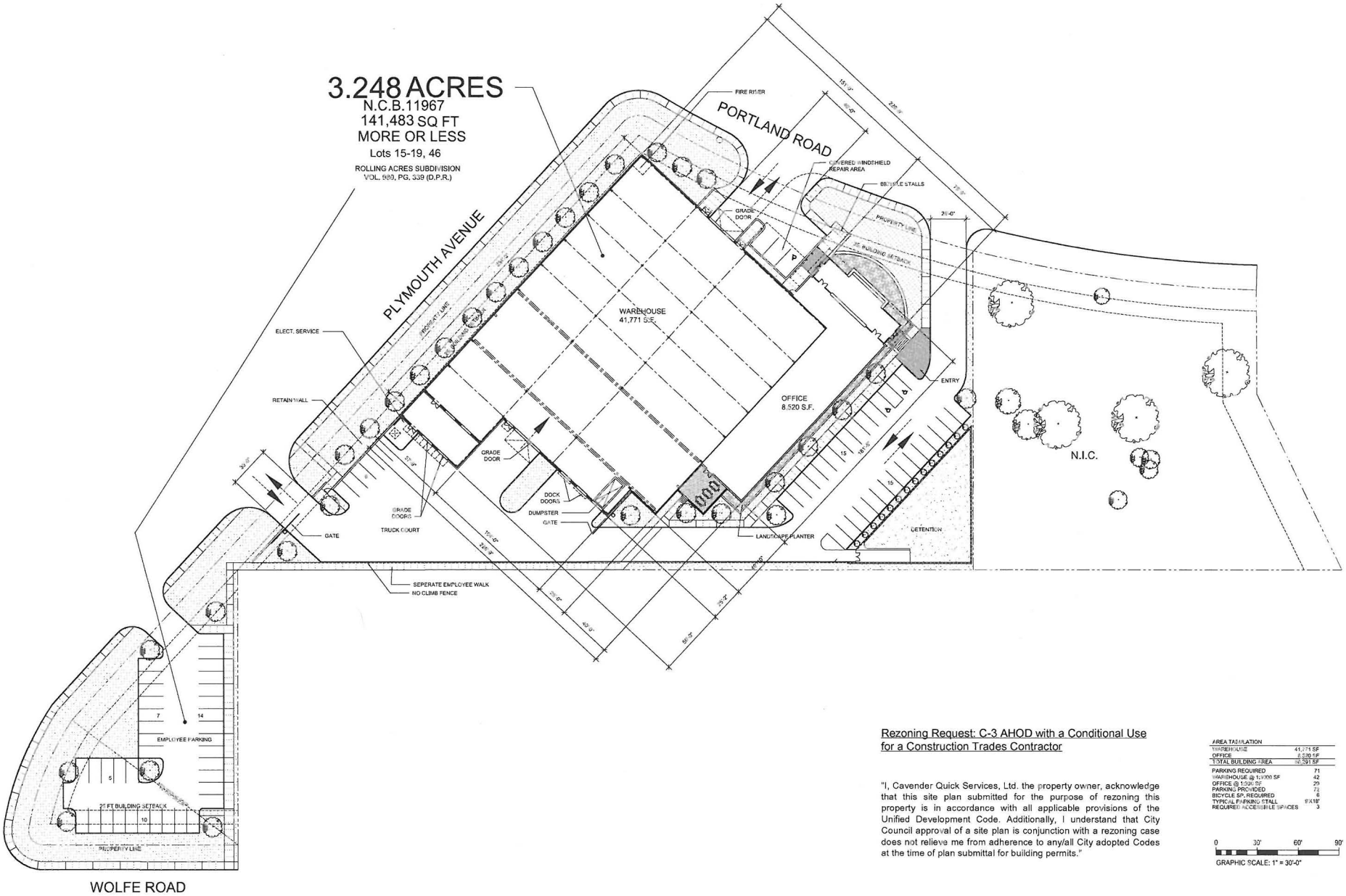
THENCE: S 89°58'40" W, along and with the south line of said Lots 19-15, the north line of said Lot 94 and Lot 45, a distance of 539.16 feet to a found ½" iron rod, the northwest corner of said Lot 45 and the northeast corner of said Lot 46;

THENCE: S 00°05'47" W, along and with the east line of said Lot 46 and the west line of said Lot 47, a distance of 200.04 feet to the POINT OF BEGINNING and containing 3.248 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 9365-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2014
JOB NO. 9365-14
DOC. ID. N:\Survey14\14-9300\9365-14\Word\9365-14FN.doc
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

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

Z2105074



Rezoning Request: C-3 AHOD with a Conditional Use for a Construction Trades Contractor

"I, Cavender Quick Services, Ltd. 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 is 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."

AREA TABULATION	
WAREHOUSE	41,771 SF
OFFICE	8,520 SF
TOTAL BUILDING AREA	50,291 SF
PARKING REQUIRED	71
WAREHOUSE @ 1/1000 SF	42
OFFICE @ 1/300 SF	29
PARKING PROVIDED	75
BICYCLE SP. REQUIRED	6
TYPICAL PARKING STALL	9'X19'
REQUIRED ACCESSIBLE SPACES	3

0 30' 60' 90'
GRAPHIC SCALE: 1" = 30'-0"

DREWRY MARTIN, Inc.
scale 1" = 30'-0"

PROPOSED SITE LAYOUT
SAMUELS GLASS - SAN ANTONIO, TEXAS
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

12.11.14
990015

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Attachment B