

AN ORDINANCE 2015-01-15-0027

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 Lots 17, 18 & 19, Block 3, NCB 3930 from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Automotive Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

SECTION 2. 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.

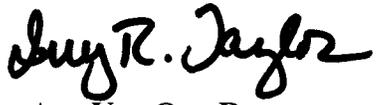
SECTION 3. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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.

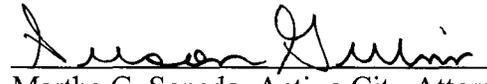

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

| Agenda Item: | Z-5 (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 # Z2015045 CD (District 1): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Automotive Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 17, 18 & 19, Block 3, NCB 3930 located at 1125 West Hildebrand Avenue. 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 | | | | |

Z2015045

LOT 1

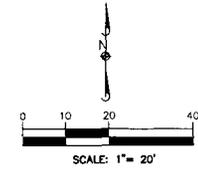
LOT 2

LOT 3

LOT 4

LOT 5

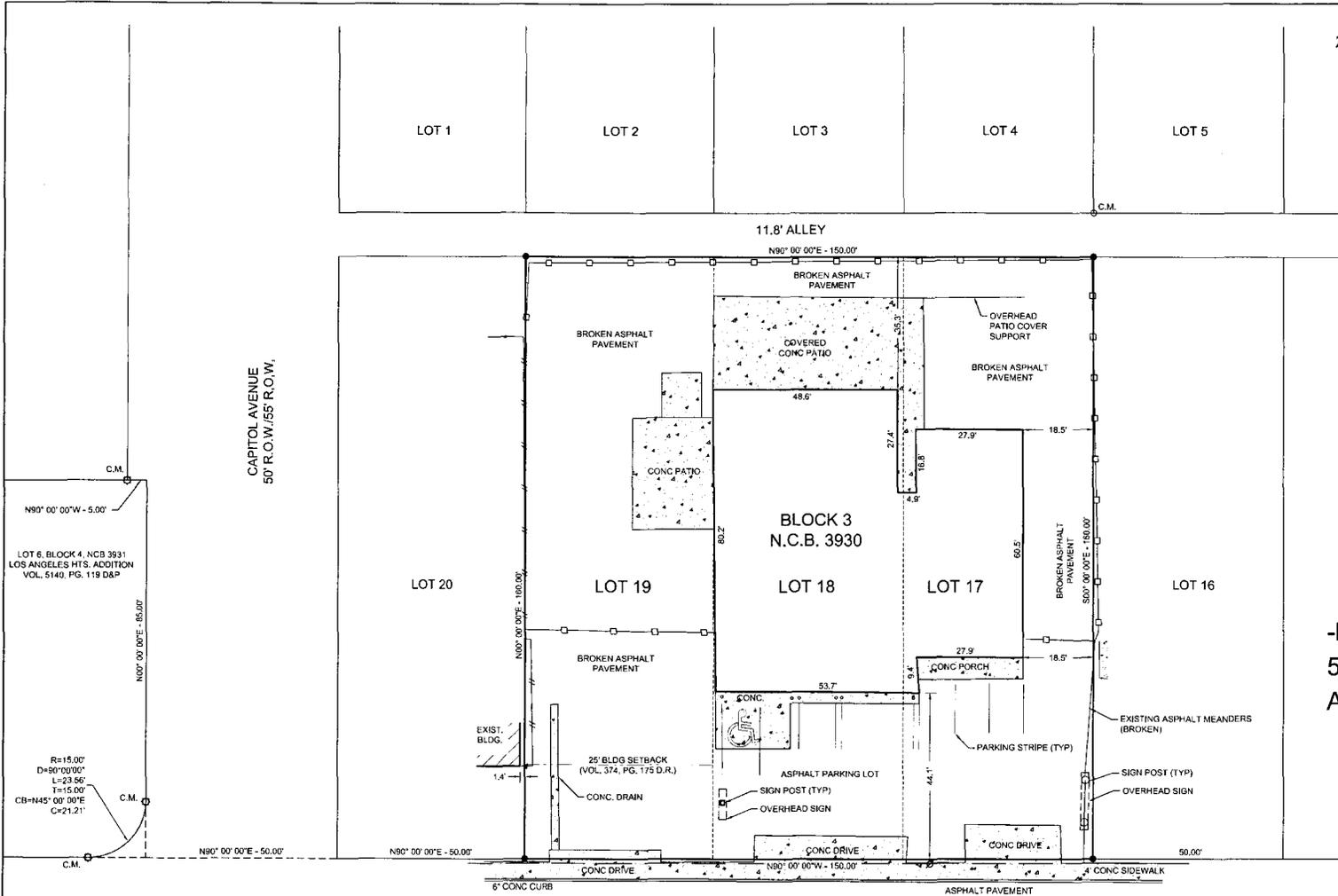
11.8' ALLEY



- LEGEND
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH DYE CAP
 - CHS. "X" IN CONC. FND.
 - FOUND PK NAIL
 - SEE DRAWING
 - FENCE POST
 - EXISTING WOOD FENCE
 - EXISTING CHAINLINK FENCE
 - ✕ EXISTING BARBED WIRE FENCE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING POWER POLE
 - C.M. CONTROLLING MONUMENT

NOTE: THE EXISTING ASPHALT PAVEMENT IS BROKEN AND HAS GRASS AND DIRT INVASION. IN GENERAL THE ASPHALT LIMIT IS THE PERIMETER FENCES.

-BUILDING SQUARE FOOTAGE:
5,718
ACREAGE: .551



HILDEBRAND AVENUE
 (NORTH ST. - PLAT)
 55.6' R.O.W.

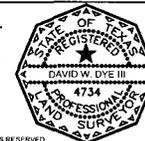
ZONING INFORMATION

CURRENT :VACANT C-2 CD COMMERCIAL DISTRICT WITH A CONDITIONAL USE FOR AUTOMOTIVE REPAIR
 PROPOSED: MOTOR VEHICLE SALES(FULL SERVICE) AND C-2 CD COMMERCIAL DISTRICT WITH CONDITIONAL USE MOTOR VEHICLE SALES (FULL SERVICE)

I GILBERT GONZALEZ DBA AUTOTRENDS LLC, PROPERTY OWNER, ACKNOWLEDGE THATTHIS 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 US FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

BUYER: GILBERT GONZALES, JR.
 ADDRESS: 1125 W. HILDEBRAND AVENUE
 LOTS: 17, 18, 19 BLOCK: 3 N.C.B.: 3930
 OF: LOS ANGELES HEIGHTS ADDITION RECORDED IN VOLUME 105, PAGE 284 D&P
 CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS
 TITLE COMPANY: FIRST AMERICAN TITLE CO. QF#: 1933045-SA08
 FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 4802C0385G THIS PROPERTY IS NOT IN FLOOD ZONE "A". IT IS IN ZONE "X".
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL. 374, PG. 175, D.A.: VOL. 1641, PG. 47 D.R.

DYE DEVELOPMENT, INC.
 Real Estate Development - Engineers
 Surveyors - Planners
 17174 Irongate Trail, San Antonio, TX 78247
 Phone (210) 685-9193 Fax (210) 588-9758



STATE OF TEXAS
 COUNTY OF BEXAR
 THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THERE ARE NO APPARENT EASEMENTS, PROTRUSIONS OR INTRUSIONS EXCEPT AS SHOWN.
 THIS 3RD DAY OF OCTOBER, 2014 A.D.
 DAVID W. DYE III R.P.L.S. NO. 4734
 SIGNATURE MUST BE IN RED TO BE ORIGINAL

DRAWN BY: DWD
 JOB NO.: 1125 W. HILDEBRAND
 FIELD WORK COMPLETED: 9/12/14
 COPYRIGHT © 2014 DYE DEVELOPMENT, INC. ALL RIGHTS RESERVED