SG/cla
10/17/2013
Z-2. Amended.

CASE NO. Z2013193 CD

AN ORDINANCE 2013-10-17-0731

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 Lot 1, Block 4, NCB 11714 from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

A. A 15-foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
B. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses; and
C. The display/parking lot shall be provided with a gate or other sufficient barrier against

vehicle entry during the hours the facility served is closed.

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 "A"** 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 October 27, 2013.

PASSED AND APPROVED this 17th day of October 2013.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

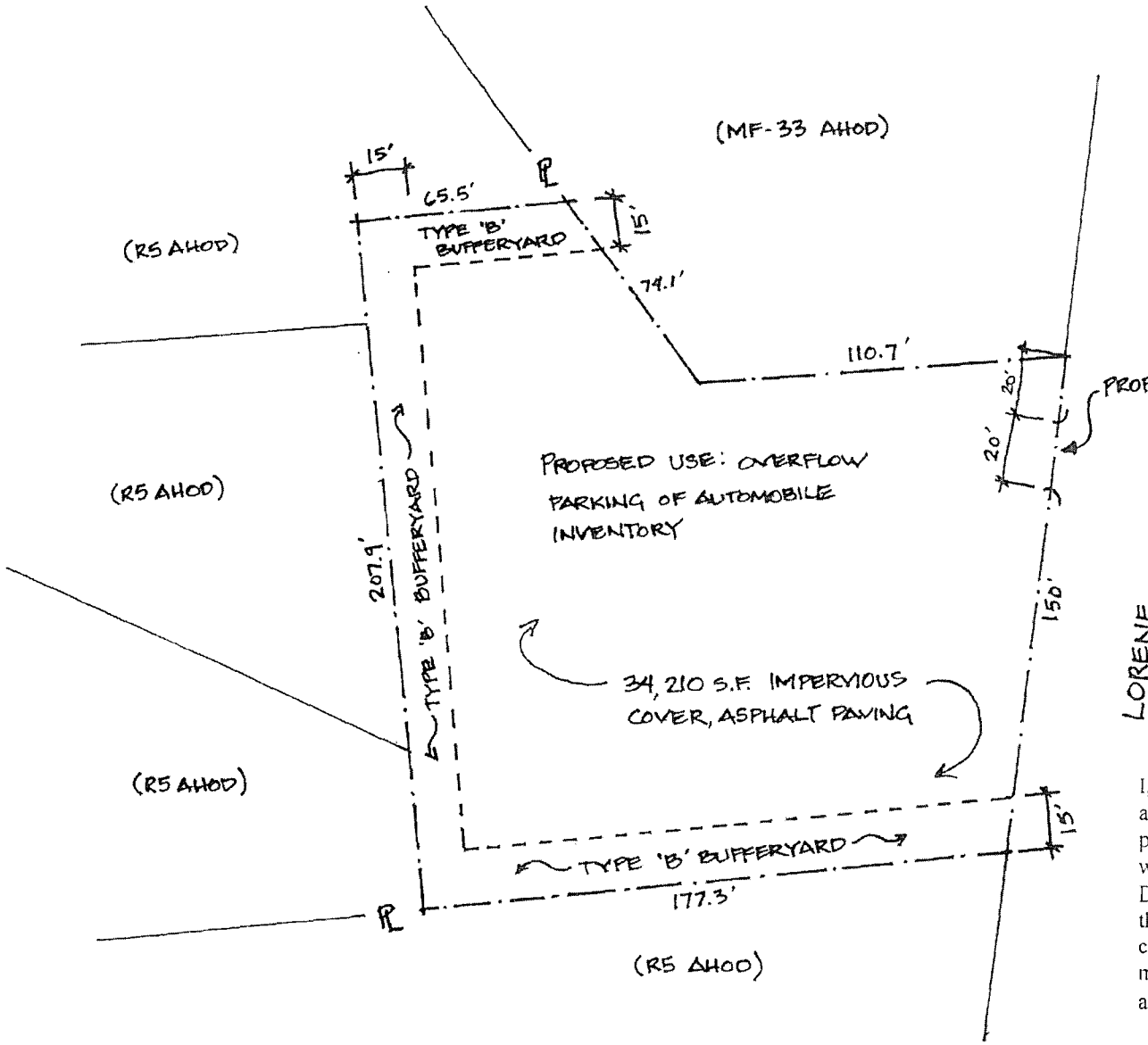
APPROVED AS TO FORM:

Michael D. Bernard, City Attorney

Agenda Item:	**Z-2 (in consent vote: P-2, Z-2)**
Date:	10/17/2013
Time:	02:12:06 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2013193 CD (District 1): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 1, Block 4, NCB 11714 located at 9503 Lorene. Staff recommends denial. Zoning Commission recommends approval. (Associated Plan Amendment Case #13045)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x			x	
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

ATTACHMENT A



- CURRENT ZONING: O-2 AHOD
- PROPOSED ZONING: C-2 CD (CONDITIONAL USE FOR MOTOR VEHICLE SALES - FULL SERVICE) AHOD
- PROPERTY SIZE: 34,210 S.F. (0.7854 AC)
- CURRENTLY UNDEVELOPED

I, Sage Western Investments, 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.

SITE PLAN: AUTOMOBILE INVENTORY

SCALE: 1" = 50'

0 10 20 30 40 50 100

N