

AN ORDINANCE 2015-01-15-0036

**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 3 and 8, Block 2, NCB 17550 from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities for Lot 3, Block 2, NCB 17550 and "C-2 AHOD" Commercial Airport Hazard Overlay District for Lot 8, Block 2, NCB 17550.

**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 15<sup>th</sup> 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

<b>Agenda Item:</b>	Z-15 ( 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 )						
<b>Date:</b>	01/15/2015						
<b>Time:</b>	02:08:52 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015020 S (District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on Lot 3, Block 2, NCB 17550 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 8, Block 2, NCB 17550 on Lots 3 and 8, Block 2, NCB 17550 located on a portion of the 2600 Block of Southwest Military Drive. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	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				

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**HARD SURFACE TABLE**

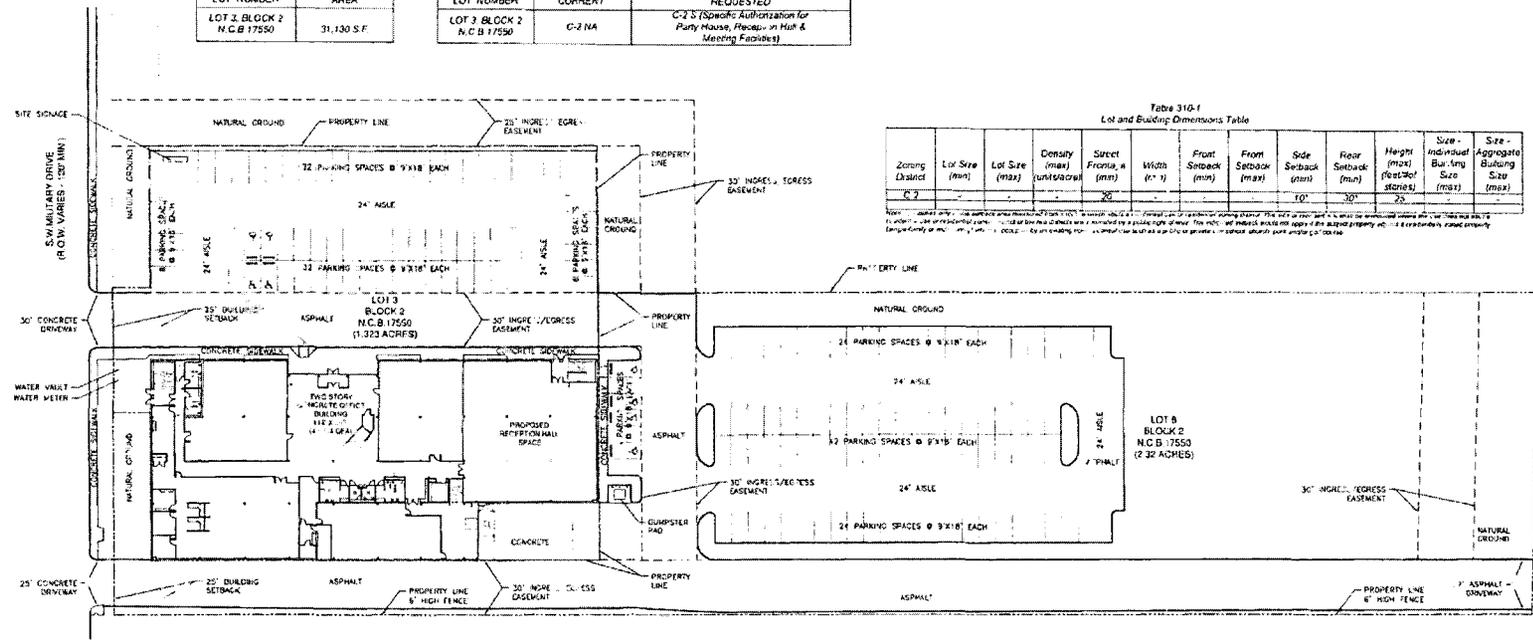
LOT NUMBER	AREA
LOT 3, BLOCK 2 N.C.B 17550	31,130 S.F.

**ZONING TABLE**

LOT NUMBER	CURRENT	REQUESTED
LOT 3, BLOCK 2 N.C.B 17550	C-2 NA	C-2 S (Specific Authorization for Party House, Reception Hall & Meeting Facilities)

**Table 310-1  
Lot and Building Dimensions Table**

Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (ft x ft)	Front Setback (min)	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/feet stories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
C-2	10,000	100,000	20	25	25	10	30	10	30	25	10,000	100,000



1 REZONE SITE PLAN  
Scale: 1" = 30'



**2600 PLAZA**  
2600 S.W. MILITARY DR. | SAN ANTONIO, TX 78224

STATEMENT:  
I, SUREN KAMATH, PRESIDENT OF S.W. DIAGNOSTIC BUILDING, INC., 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 THE 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.