SG/lj
06/02/2016
Z-8- Amended

CASE NO. Z2016134 CD

AN ORDINANCE 2016-06-02-0416

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 5 - 10, Block 15, NCB 8303 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto 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 ensure compatibility with the surrounding properties:

A. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
B. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
C. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
D. No outdoor speaker or amplification systems shall be permitted.

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 June 12th 2016.

PASSED AND APPROVED this 2nd day of June 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

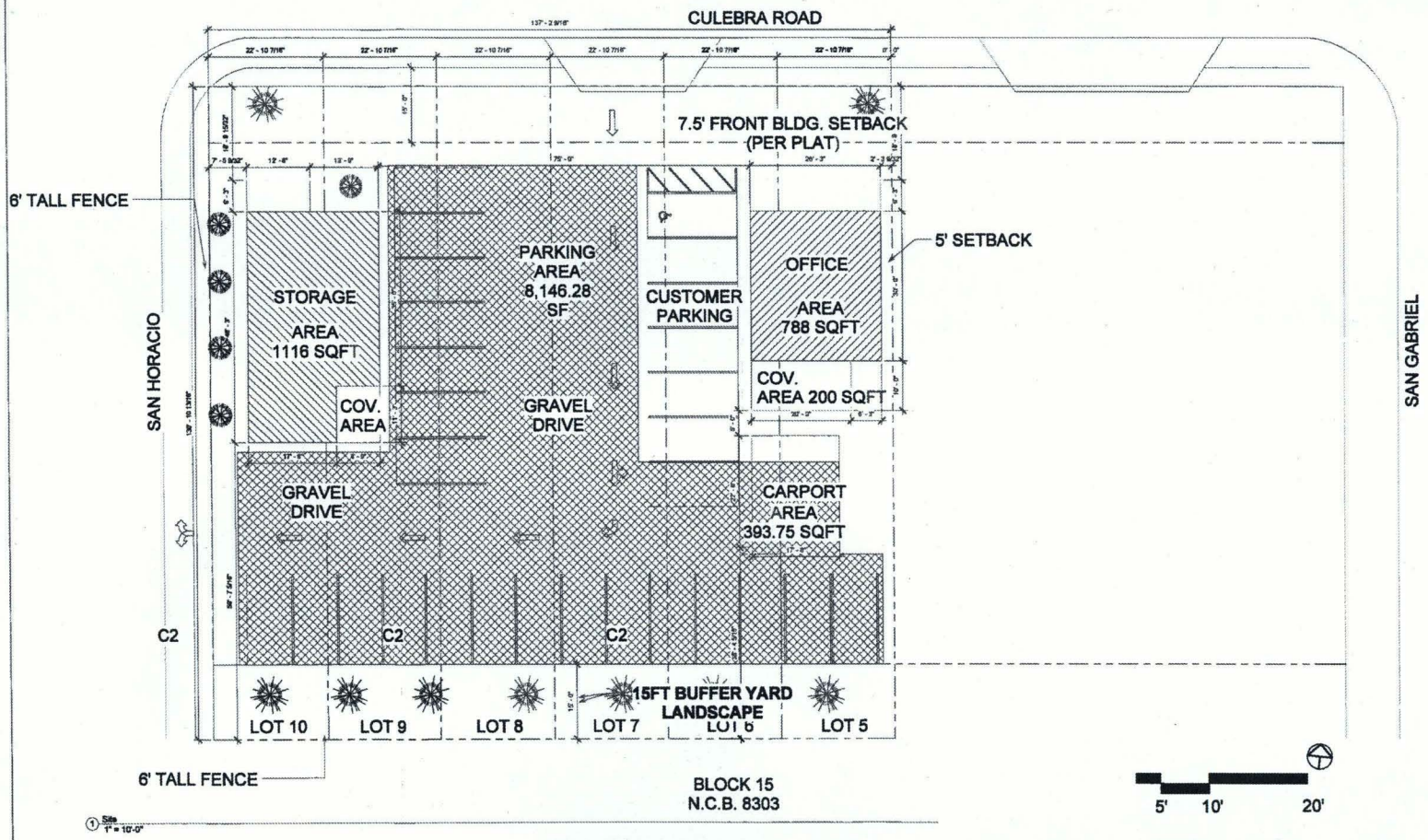
for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-8**
Date:	06/02/2016
Time:	02:30:28 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2016134 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lots 5 - 10, Block 15, NCB 8303 located at 2924, 2928 and 2932 Culebra Road. Staff and Zoning Commission recommend Approval with Conditions.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x			x	
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2016134

Attachment "A"



PARKING AREA
8,146.28 SF
PARKING- 30
SPACES
1 HANDICAP SPACE

C

C-2 CD
CONDITIONAL USE
FOR AUTO SALES

No.	Description	Date

JOHNNY & SANDRA
CASTILLO TRUST

CULEBRA PROPERTY

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	1" = 10'-0"

THE FOLLOWING STATEMENT: JOHNNY & SANDRA CASTILLO TRUST, 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 PLANING CONJUNCTION WITH A REASONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.