

AN ORDINANCE 2013 - 09 - 19 - 0665

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 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, 4, 11 and 12, Block 14, NCB 9314 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot (on Lots 11 and 12, Block 14, NCB 9314), "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot (on Lot 4, Block 14, NCB 9314) and "R-4 CD S AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot and a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit (on Lot 3, Block 14, NCB 9314).

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 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 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;
- C. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
- E. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

SECTION 5. The City council approves this Specific Use Authorization and Conditional Use so long as the attached site plans are adhered to. Site plans are attached as **ATTACHMENT "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 6. 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 7. 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 8. This ordinance shall become effective September 29, 2013.

PASSED AND APPROVED this 19th day of September 2013.



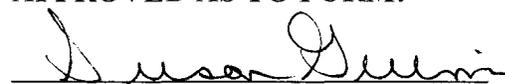
M A Y O R
Julián Castro

ATTEST:

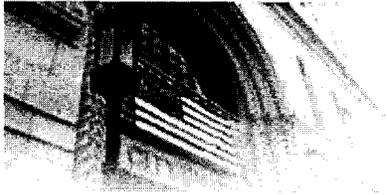


Leticia M. Vacek, City Clerk

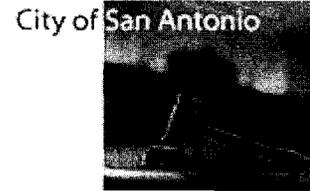
APPROVED AS TO FORM:



Michael D. Bernard, City Attorney
for



Request for
COUNCIL
ACTION



Agenda Voting Results - Z-3

Name:	Z-3						
Date:	09/19/2013						
Time:	02:47:36 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2013173 CD S (District 3): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot (on Lots 11 and 12, Block 14, NCB 9314), "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot (on Lot 4, Block 14, NCB 9314) and "R-4 CD S AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot and a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit (on Lot 3, Block 14, NCB 9314) on Lots 3, 4, 11 and 12, Block 14, NCB 9314 located at 414 Clamp Avenue, 227 and 231 Verne Street. Staff and Zoning Commission recommend approval with conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1	x					
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				x
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

PROPERTY DATA	
EXISTING USE:	PARKING LOT/RESIDENCE/VACANT
LAND AREA:	0.842 AC. (27,966 S.F.)
BUILDING AREA (GROSS S.F.):	0 SF
IMPERVIOUS COVER (HARD SURFACE):	19,494 SF / 59.71%
OPEN AREA:	0 SF / 0.00%
LANDSCAPE:	8,472 SF / 30.29%

NOTES:

1. THE BUILDING SETBACKS AND LANDSCAPE BUFFERS SHOWN PER ZONING ARE BASED ON ASSUMING C1 AND C2 ZONING DESIGNATIONS FOR THE SUBJECT PARCEL.
2. THE PARKING LOT WILL COMPLY WITH THE PROVISIONS OF 35-399.02.

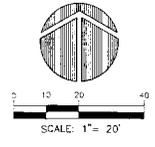
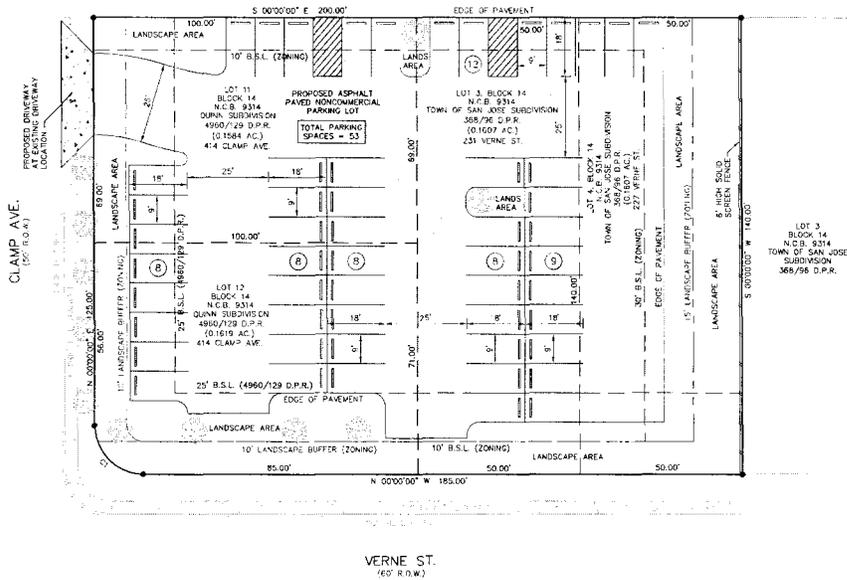
ZONING REQUEST:

1. LOT 11 AND LOT 12, BLOCK 14, N.C.B. 9314, RM-4 AHOD TO RM-4 CD AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT.
2. LOT 3, BLOCK 14, N.C.B. 9314, R-6 AHOD TO R-4 CD 5 AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT AND A SPECIFIC USE AUTHORIZATION FOR PARKING LOTS REQUIRING DEMOLITION OF DWELLING UNITS.
3. LOT 4, BLOCK 14, N.C.B. 9314, R-6 AHOD TO R-4 CD AHOD WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT.

ROBERT JORRIE

GENERAL PARTNER FOR THE PROPERTY OWNER, VERITAS PROPERTIES, LP, 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.

20' ALLEY



LEGEND

- PROPERTY CORNER
- DEED AND P.L. RECORDS
- ▭ EXISTING CONCRETE SURFACE
- ▭ PROPOSED CONCRETE SURFACE
- ▭ HARD SURFACE COVER
- EXISTING TREE

CURVE TABLE

CURVE	DELTA	CHORD	TANGENT	PICTURE
C1	90°00'00"	15.00'	15.00'	33.50'

- THE OWNER REQUESTS THE FOLLOWING CONDITIONS IN LIEU OF SECTION 35-422(5)(3) OF THE UDC:
1. ALL ON-SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AND POINT AWAY FROM ANY RESIDENTIAL ZONING OR USES.
 2. NO ADVERTISING SIGNS SHALL BE PERMITTED ON THE PARKING LOT OTHER THAN SIGNS INDICATING THE OWNER OR LESSEE OF THE LOT AND TO PROVIDE PARKING INSTRUCTIONS, AND.
 3. HOURS OF OPERATION FOR THE NONCOMMERCIAL PARKING LOT SHALL BE LIMITED TO THE HOURS OF OPERATION OF THE FACILITY SERVED.

SHEET 1 OF 1

DYE ENTERPRISES
 864 SEASIDE BLVD.
 SAN ANTONIO, TEXAS 78217
 TEL: (214) 594-6666
 FAX: (214) 594-1191

DRAWN BY: N.J.W./J.S.D.
 JOB NO: 04705-07
 1-18-2012 17:29:12 REV: 04/16/13

ZONING EXHIBIT
PARKING LOT
 414 CLAMP AVE. / 227 & 231 VERNE ST.