

AN ORDINANCE 2013-09-05-0618

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.

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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 Parcel 43B, Lot 57, and the remaining portion of Lot 55, NCB 15602 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus.

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.

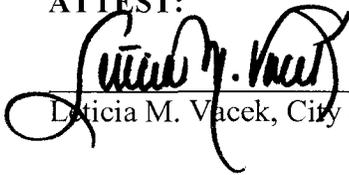
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective September 15, 2013.

PASSED AND APPROVED this 5th day of September 2013.

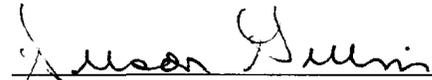

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

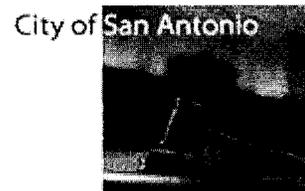
APPROVED AS TO FORM:



Michael D. Bernard, City Attorney
for

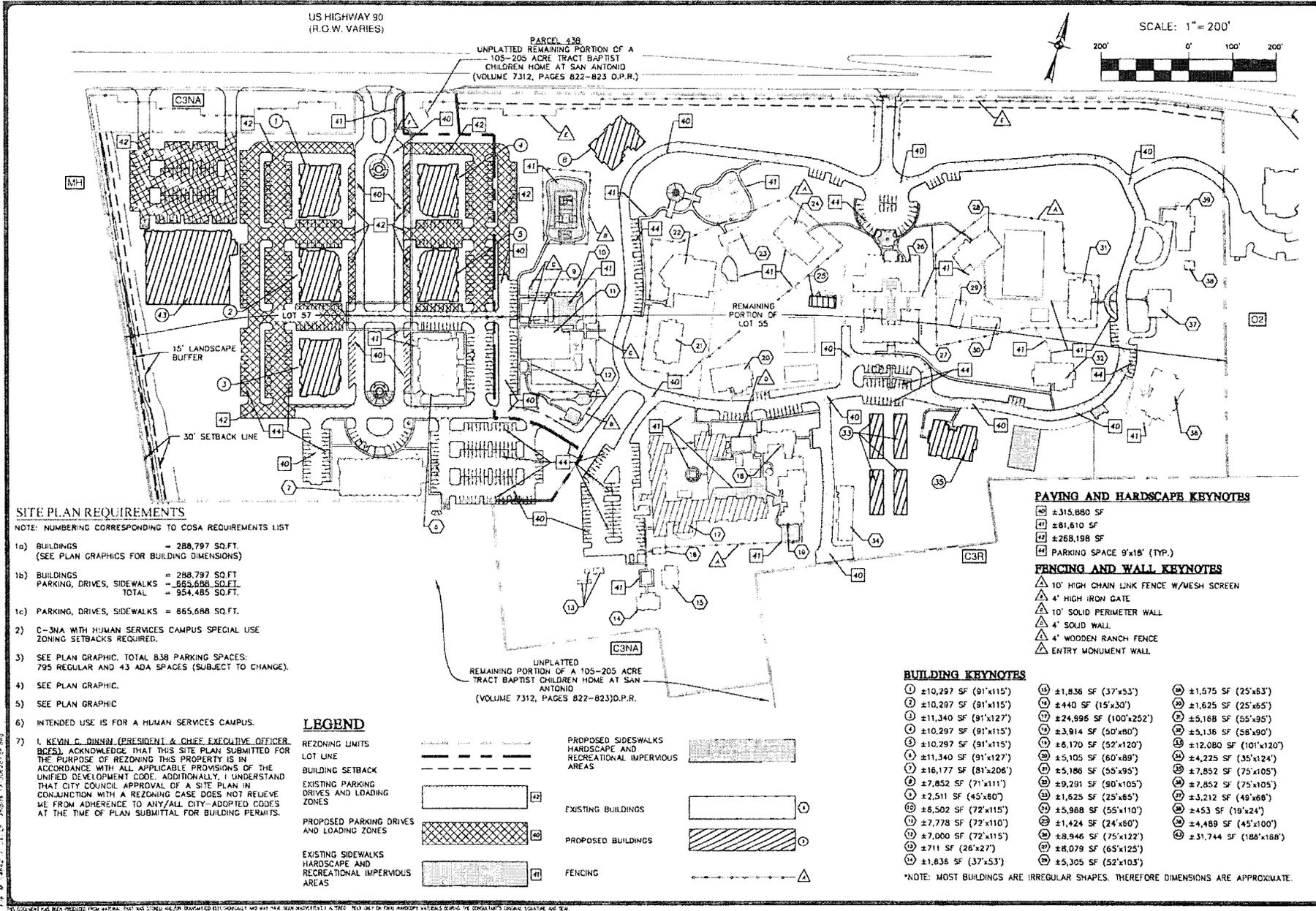


Request for
COUNCIL
ACTION



Agenda Voting Results - Z-4

Name:	29, Z-2, Z-3, P-1, Z-4, Z-5, Z-7, Z-8, P-2, Z-9, Z-11, Z-13						
Date:	09/05/2013						
Time:	02:52:14 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013166 S (District 4): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus on Parcel 43B, Lot 57, and the remaining portion of Lot 55, NCB 15602 located at 7404 and 7500 US Highway 90 West. Staff and Zoning Commission recommend approval, pending plan amendment. (Associated Plan Amendment Case # 13039)						
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				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				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDING TO COSA REQUIREMENTS LIST

- 1a) BUILDINGS = 288,797 SQ.FT.
(SEE PLAN GRAPHICS FOR BUILDING DIMENSIONS)
- 1b) BUILDINGS = 288,797 SQ.FT.
PARKING, DRIVES, SIDEWALKS = 865,688 SQ.FT.
TOTAL = 1,154,485 SQ.FT.
- 1c) PARKING, DRIVES, SIDEWALKS = 865,688 SQ.FT.
- 2) C-3NA WITH HUMAN SERVICES CAMPUS SPECIAL USE ZONING SETBACKS REQUIRED.
- 3) SEE PLAN GRAPHIC. TOTAL 838 PARKING SPACES: 795 REGULAR AND 43 ADA SPACES (SUBJECT TO CHANGE).
- 4) SEE PLAN GRAPHIC.
- 5) SEE PLAN GRAPHIC.
- 6) INTENDED USE IS FOR A HUMAN SERVICES CAMPUS.
- 7) I, KEVIN C. DUNNIN (PRESIDENT & CHIEF EXECUTIVE OFFICER, BCFS), 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/FULL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

LEGEND

REZONING LIMITS		PROPOSED SIDEWALKS	
LOT LINE		HARDSCAPE AND RECREATIONAL IMPERVIOUS AREAS	
BUILDING SETBACK		EXISTING BUILDINGS	
EXISTING PARKING DRIVES AND LOADING ZONES		PROPOSED BUILDINGS	
PROPOSED PARKING DRIVES AND LOADING ZONES		FENCING	
EXISTING SIDEWALKS HARDSCAPE AND RECREATIONAL IMPERVIOUS AREAS			

PAVING AND HARDSCAPE KEYNOTES

- 40 ±315,880 SF
- 10 ±81,610 SF
- 42 ±268,198 SF
- 44 PARKING SPACE 9'x18' (TYP.)

FENCING AND WALL KEYNOTES

- △ 10' HIGH CHAIN LINK FENCE W/MESH SCREEN
- △ 4' HIGH IRON GATE
- △ 10' SOLID PERIMETER WALL
- △ 4' SOLID WALL
- △ 4' WOODEN RANCH FENCE
- △ ENTRY MONUMENT WALL

BUILDING KEYNOTES

- ① ±10,297 SF (91'x115')
- ② ±10,297 SF (91'x115')
- ③ ±11,340 SF (91'x127')
- ④ ±10,297 SF (91'x115')
- ⑤ ±10,297 SF (91'x115')
- ⑥ ±11,340 SF (91'x127')
- ⑦ ±16,177 SF (81'x206')
- ⑧ ±7,852 SF (71'x111')
- ⑨ ±2,511 SF (45'x80')
- ⑩ ±8,502 SF (72'x115')
- ⑪ ±7,778 SF (72'x110')
- ⑫ ±7,000 SF (72'x115')
- ⑬ ±7,111 SF (26'x27')
- ⑭ ±1,836 SF (37'x53')
- ⑮ ±1,836 SF (37'x53')
- ⑯ ±440 SF (15'x30')
- ⑰ ±24,995 SF (100'x252')
- ⑱ ±3,914 SF (50'x80')
- ⑲ ±10,297 SF (91'x115')
- ⑳ ±5,105 SF (60'x89')
- ㉑ ±5,186 SF (55'x95')
- ㉒ ±9,291 SF (90'x105')
- ㉓ ±1,625 SF (25'x65')
- ㉔ ±5,968 SF (55'x110')
- ㉕ ±1,424 SF (24'x60')
- ㉖ ±8,946 SF (75'x122')
- ㉗ ±8,079 SF (65'x125')
- ㉘ ±5,305 SF (52'x103')
- ㉙ ±1,575 SF (25'x63')
- ㉚ ±1,625 SF (25'x65')
- ㉛ ±5,168 SF (55'x95')
- ㉜ ±5,136 SF (58'x90')
- ㉝ ±12,080 SF (101'x120')
- ㉞ ±4,225 SF (35'x124')
- ㉟ ±7,852 SF (75'x105')
- ㊱ ±7,852 SF (75'x105')
- ㊲ ±3,212 SF (49'x86')
- ㊳ ±453 SF (19'x24')
- ㊴ ±4,489 SF (45'x100')
- ㊵ ±31,744 SF (186'x168')

*NOTE: MOST BUILDINGS ARE IRREGULAR SHAPES. THEREFORE DIMENSIONS ARE APPROXIMATE.