

AN ORDINANCE 2012-04-05-0255

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 Lot 8, Block 13, NCB 1734 from "C-3NA H AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District to "IDZ S H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in the "C-2NA" Commercial Nonalcoholic Sales District, with Laboratory - Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products-Manufacturing.

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 Infill Development Zone and Specific Use Authorization request 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 April 15, 2012.

PASSED AND APPROVED this 5th day of April 2012.

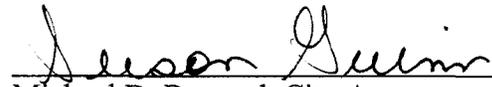

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



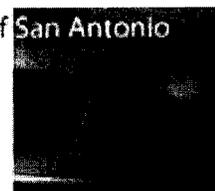
Michael D. Bernard, City Attorney
for



Request for

COUNCIL ACTION

City of San Antonio



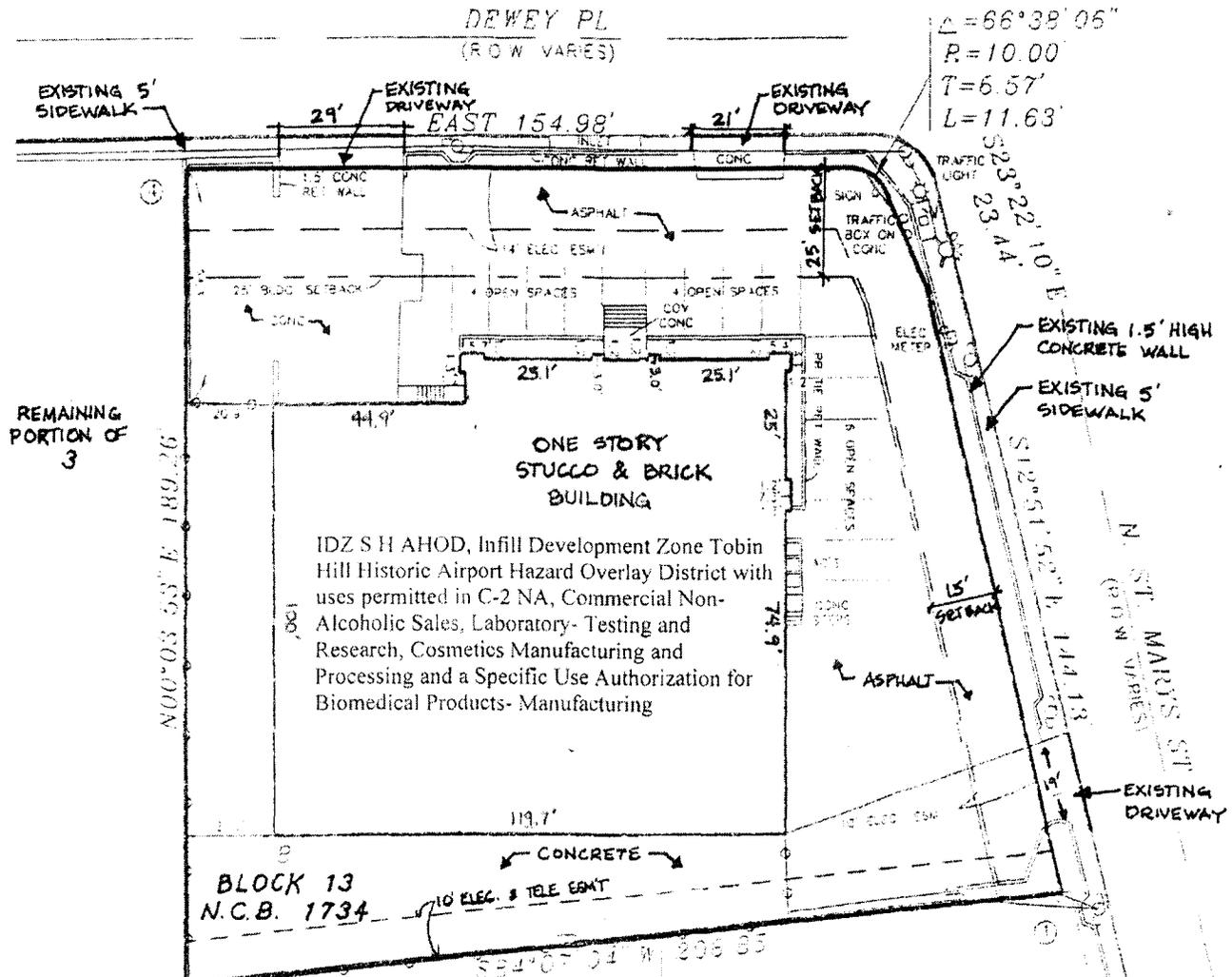
Agenda Voting Results - Z-2

Name:	Z-2						
Date:	04/05/2012						
Time:	02:37:16 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2012066 S (District 1): An Ordinance amending the Zoning District Boundary from "C-3NA H AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District to "IDZ S H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in the "C-2NA" Commercial Nonalcoholic Sales District, Laboratory - Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products-Manufacturing on Lot 8, Block 13, NCB 1734 located at 620 East Dewey Place. Staff recommends approval of "IDZ" with uses permitted in "C-2NA" with Laboratory - Testing and Research and denial of the request for Cosmetics Manufacturing and Processing and the Specific Use Authorization for Biomedical Products Manufacturing. Zoning Commission recommends approval.						
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				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
Carlton Soules	District 10		x				

* REFERENCE BEARING FROM DEWEY PLAZA SUBDIVISION AS RECORDED IN VOLUME 6638 & PAGE 170 OF THE DEED & PLAT RECORDS OF BEKAR COUNTY, TEXAS. ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.

- ① = FOUND IRON BAR
- ② = SET IRON BAR
- ③ = FENCE POST
- ④ = FOUND "+" IN CONG

SITE AREA: .767 ACRES



IDZ SH AHOD, Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in C-2 NA, Commercial Non-Alcoholic Sales, Laboratory- Testing and Research, Cosmetics Manufacturing and Processing and a Specific Use Authorization for Biomedical Products- Manufacturing

BLOCK 13
N.C.B. 1734

BLOCK 14
N.C.B. 1735

- IDZ WAIVES THE FOLLOWING REQUIREMENTS: SETBACKS, PARKING, AND LANDSCAPE BUFFERS
- EXISTING BUILDING: 12,754 s.f.
- CONCRETE STEPS: 330 s.f.
- PAVED/HARD SURFACE: 19,318 s.f.
(CONCRETE = 8,700 s.f. + ASPHALT = 10,618 s.f.)
- 100% IMPERVIOUS COVER (APPROX. 32,072 s.f.)

I, Loeffel Properties and Investments Partnership, 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.

SURVEY OF
LOT 8, BLOCK 13
NEW CITY BLOCK 1734
DEWEY PLAZA SUBDIVISION

SCALE: 1" = 40'

