

AN ORDINANCE 2011-04-07-0283

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 5 and the southern half of Lot 4, Block 9, NCB 15507, and Lot 1 and the northern half of Lot 2, Block 3, NCB 15513 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center Caring for Over 20 Children, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 S AHOD" Office Airport Hazard Overlay District with a Specific Use Authorization for Parking.

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 that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. The parking lots shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

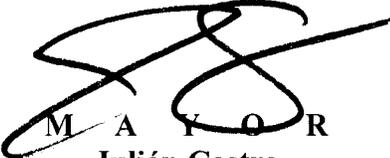
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 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.

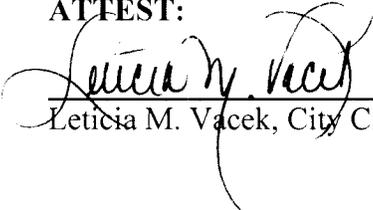
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective April 17, 2011.

PASSED AND APPROVED this 7th day of April 2011.

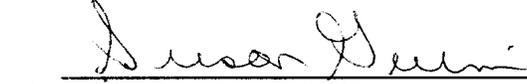

M A Y O R
Julián Castro

ATTEST:

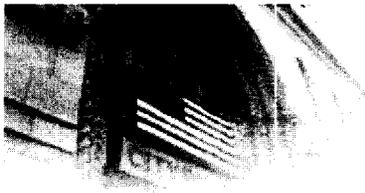


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



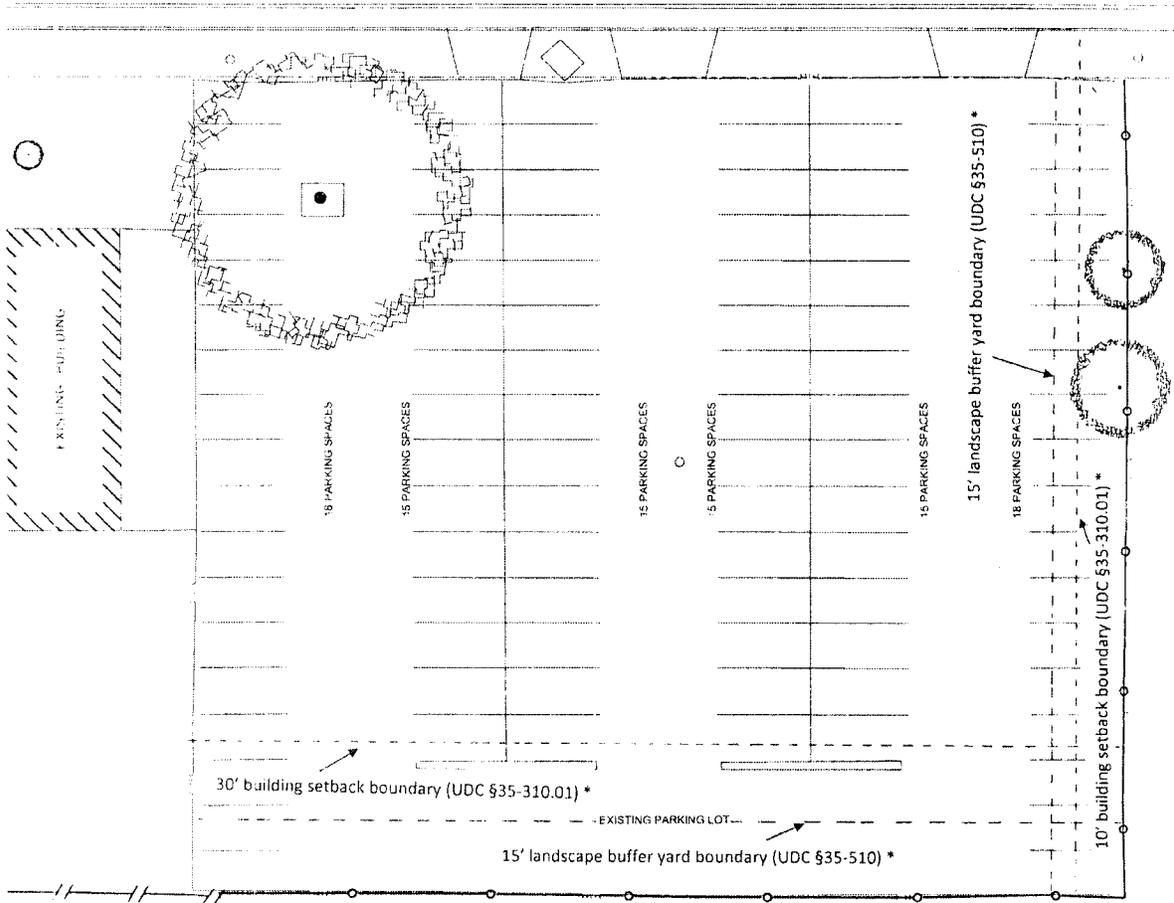
Agenda Voting Results - Z-2

Name:	Z-1, Z-2, P-1, P-2, Z-3, Z-4, Z-5, Z-6, Z-9, Z-10						
Date:	04/07/2011						
Time:	02:19:07 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011058 S (District 4): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center Caring for Over 20 Children, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 S AHOD" Office Airport Hazard Overlay District with a Specific Use Authorization for Parking on Lot 5 and the south half of Lot 4, Block 9, NCB 15507, and Lot 1 and the north half of Lot 2, Block 3, NCB 15513, portions of the 2500 and 2600 Blocks of Observation Drive. Staff and Zoning Commission recommend approval with one condition.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4	x					
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

Zoning Change Request: From MF-33 S and MF-33 to C-1 S (Specific Use Permit for a Parking Lot Non-Commercial)

I, Allen M. Ford, Pastor, Grace First Baptist Church, 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.

OBSERVATION DRIVE



01 SITE PLAN

SCALE: 1" = 30'-0"



Total Parking Spaces: 96
 ADA Spaces: 0
 Parking Space Dimension: 10'x18'
 Paved Surface Area: 23,123.0 SF

<p>SPRINKLE & CO. ARCHITECTS</p>	<p>GRACE FIRST BAPTIST CHURCH 2507 Observation Dr. Parking Lot Site Plan 13 January 2011</p>	<p>ATTACHMENT 1</p>
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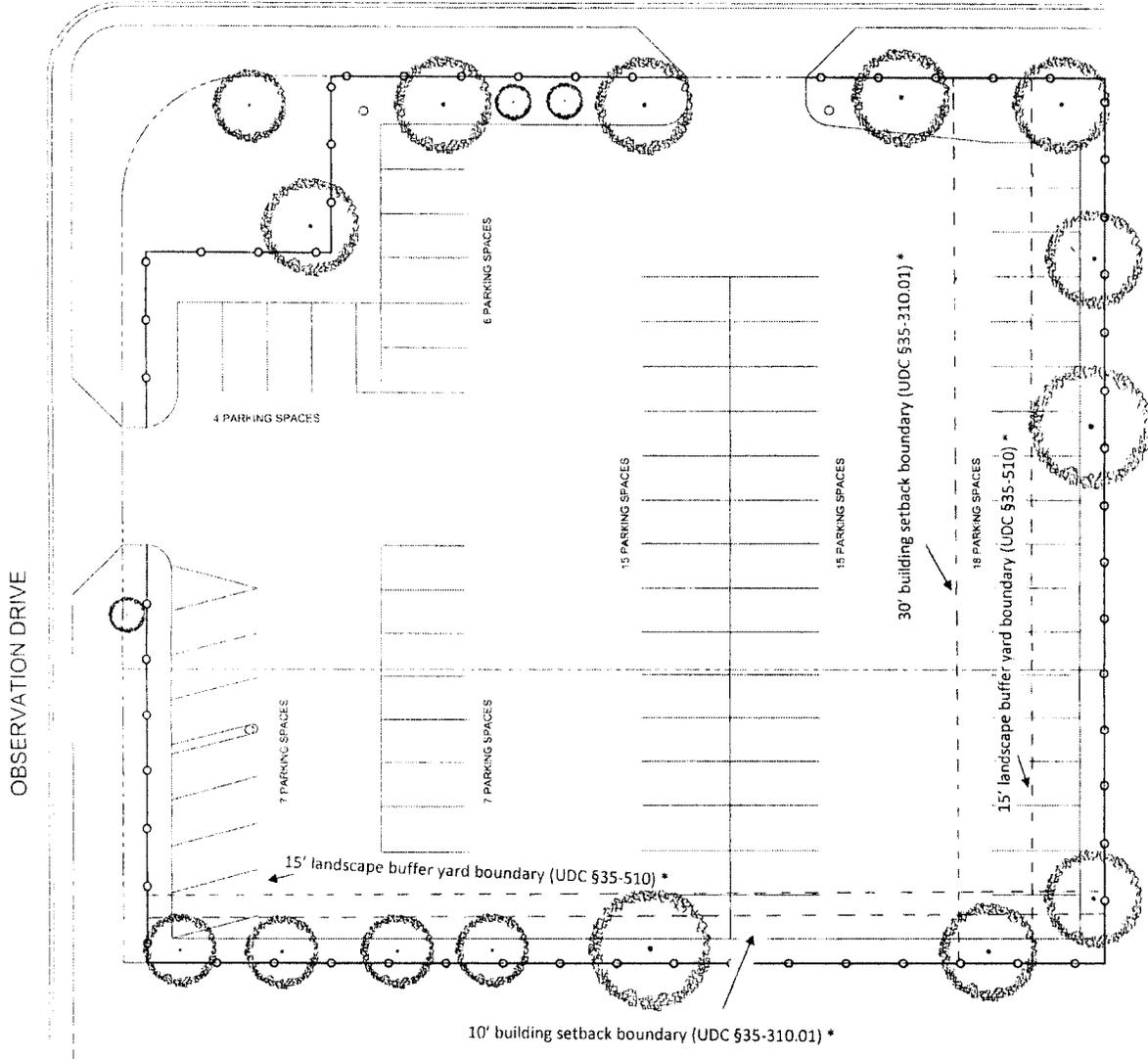
506 BROOKLYN AVE * SAN ANTONIO, TEXAS 78215 * T 210.227.7722 * WWW.SPRINKLECO.COM

* Note: the existing structure and parking lot were constructed prior to the current building setbacks and landscape buffer yard requirements

Attachment A

I, Allen M. Ford, Pastor Grace First Baptist Church, 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.

GLIDER AVE.



01 SITE PLAN

SCALE: 1" = 30'-0"

Total Parking Spaces: 72
 ADA Spaces: 0
 Parking Space Dimension: 10'x18'

Paved Surface Area: 34,215.0 SF

GRACE FIRST BAPTIST CHURCH
 2606 Observation Dr.

SPRINKLE & CO.
 ARCHITECTS

Parking Lot Site Plan

ATTACHMENT

1

13 January 2011

506 BROOKLYN AVE * SAN ANTONIO, TEXAS 78215 * T 210.227.7722 * WWW.SPRINKLECO.COM

* Note: the existing parking lot was constructed prior to the current building setbacks and landscape buffer yard requirements