SG/cla
09/17/2015
Z-8. Amended.

CASE NO. Z2015198 CD

AN ORDINANCE 2015-09-17-0826

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 Lot 14 and 15, Block 2, NCB 15587 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Light Auto and Truck Repair.

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 insure compatibility with the surrounding properties:

A. Add the overlay district of NA – Non-alcoholic sales
B. There shall be 1 driveway, for exit use only, on Westward Drive.
C. Maximum parking spaces shall be limited to 15 spaces.
D. Hours of Operation shall be limited to 7:00 am to 7:00 pm, Monday thru Friday; and 7:00 am to 4:00 pm, Saturday.

E. An eight (8) foot solid screen fence shall be erected on the west side of the property but maintain clear vision requirements.
F. A fifteen (15) foot landscape buffer shall be required on the west property line.
G. Downward lighting shall be pointed away from residential uses.
H. 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 September 27, 2015.

PASSED AND APPROVED this 17th day of September, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-8**
Date:	09/17/2015
Time:	02:42:09 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2015198 CD (Council District 6): An Ordinance amending Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 14 and 15, Block 2, NCB 15587 located at 2302 and 2310 Westward Drive. Staff recommends Denial. Zoning Commission motion failed and is forwarded as Denial. (Continued from September 3, 2015)
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				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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

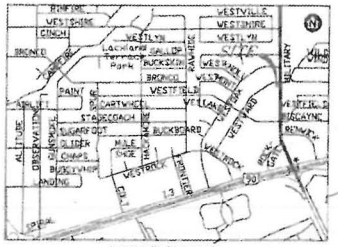
Z2015198

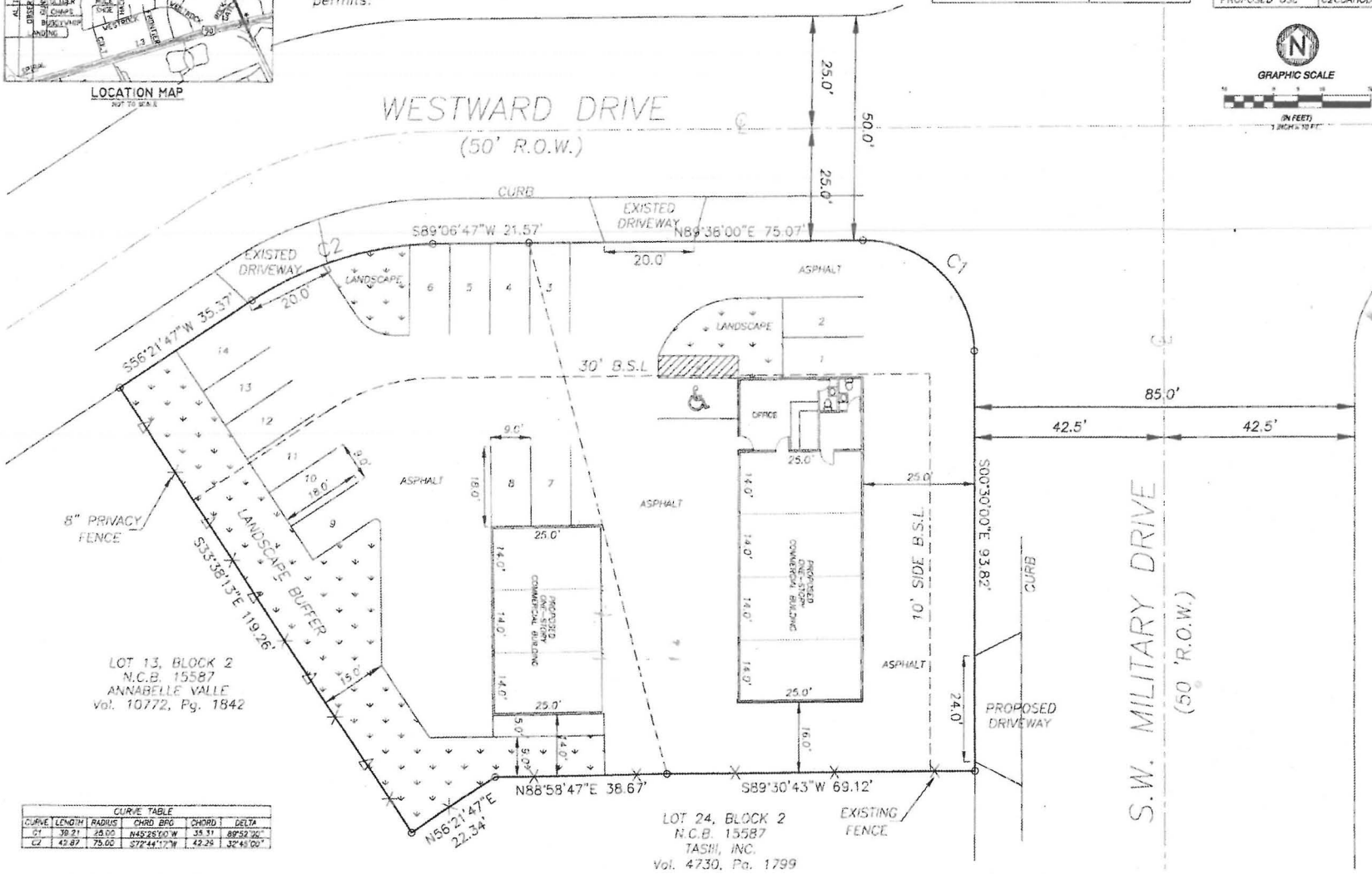
" I, HOSSAM BULBISI , the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

PROPOSED USE	AREA
TOTAL BUILDING AREA	3071 S.F.
PAVEMENT/HARD SURFACE	13334 S.F.
TOTAL IMPERVIOUS AREA	16406 S.F.
TOTAL PERVIOUS AREA	3127 S.F.
TOTAL AREA	19533 S.F.
TOTAL ACREAGE	0.448 ACRES

TYPE OF PARKING	SPACES
REGULAR	14
HANDICAPPED	1

DEVELOPMENT SUMMARY	
CURRENT USE	R6,AHOD
PROPOSED USE	C2CDAHOD





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C1	39.21	25.00	N45°26'00"W	35.31	89°52'20"
C2	42.87	75.00	S72°44'17"W	42.26	32°45'00"

Seda Consulting Engineers, Inc.
Firm Registration No. F-1901
8725 IH 10 West
San Antonio, Texas 78230
(210) 308-0067
FAX (210) 308-9842
e-mail: seda@satx.rr.com
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

S.W. MILITARY & WESTWARD DRIVE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
SITE PLAN

JOB NO. TEMP
DATE 04/30/2015
DRAWN BY OFA
CHECKED BY RED
SHEET 1 OF 1

Attachment A