SG/cla
03/05/2015
Z-12

CASE NO. Z2015047

AN ORDINANCE 2015-03-05-0173

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 Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot.

SECTION 2. The City Council approves this Infill Development Zone 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 3. 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 4. 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 5. This ordinance shall become effective March 15, 2015.

PASSED AND APPROVED this 5th day of March 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-12 (in consent vote: Z-1, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, Z-16, Z-18)**
Date:	03/05/2015
Time:	02:36:01 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015047 (Council District 5):An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot on Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229 located at 4844 West Commerce Street & 106 South San Dario. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				x

"I, CHARLES E. GARZA, 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 adherance to any/ all City-adopted Codes at the time of plan submittal for building permits."

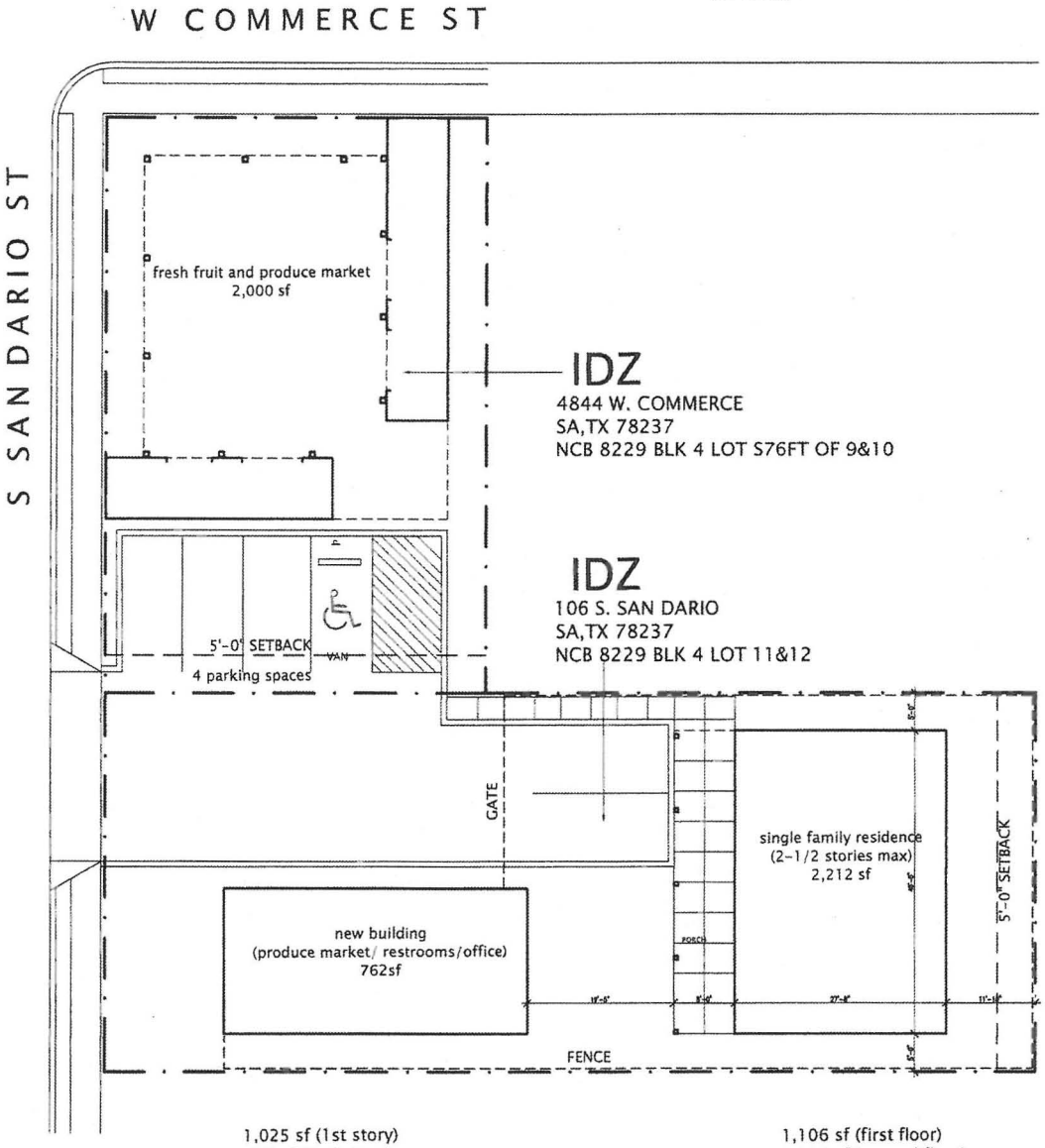
Impervious/ Pervious Cover calculations:

4844 W. Commerce. St.

Pervious Cover:	860 sf
Impervious:	2,940 sf
Percentage:	77.36 %

106 S. San Dario St.

Pervious Cover:	2,189 sf
Impervious:	3,936 sf
Percentage:	63.63 %



1,025 sf (1st story)
478 sf (2nd story)
1,503sf total
+190sf porch

1,106 sf (first floor)
1,106 sf (second floor)
2,212 sf total
+640 sf porches

potential zoning siteplan

0 16' 24'

garza home and market

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. FOR REVIEW ONLY DATE: JANUARY 13, 2014 ALAN HOFF, RA, LEED AP REGISTERED ARCHITECT STATE OF TEXAS #32140

san antonio, texas

robey architecture