

AN ORDINANCE 2011-01-20-0068

**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 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 1, 2, 15, 20 and 21, Block 19, NCB 7685 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor.

**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 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 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 Planning and 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.

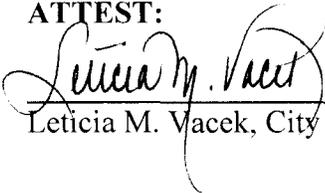
**SECTION 6.** This ordinance shall become effective January 30, 2011.

**PASSED AND APPROVED** this 20<sup>th</sup> day of January 2011.



M A Y O R  
Julián Castro

**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

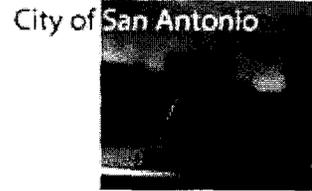


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Michael D. Bernard, City Attorney



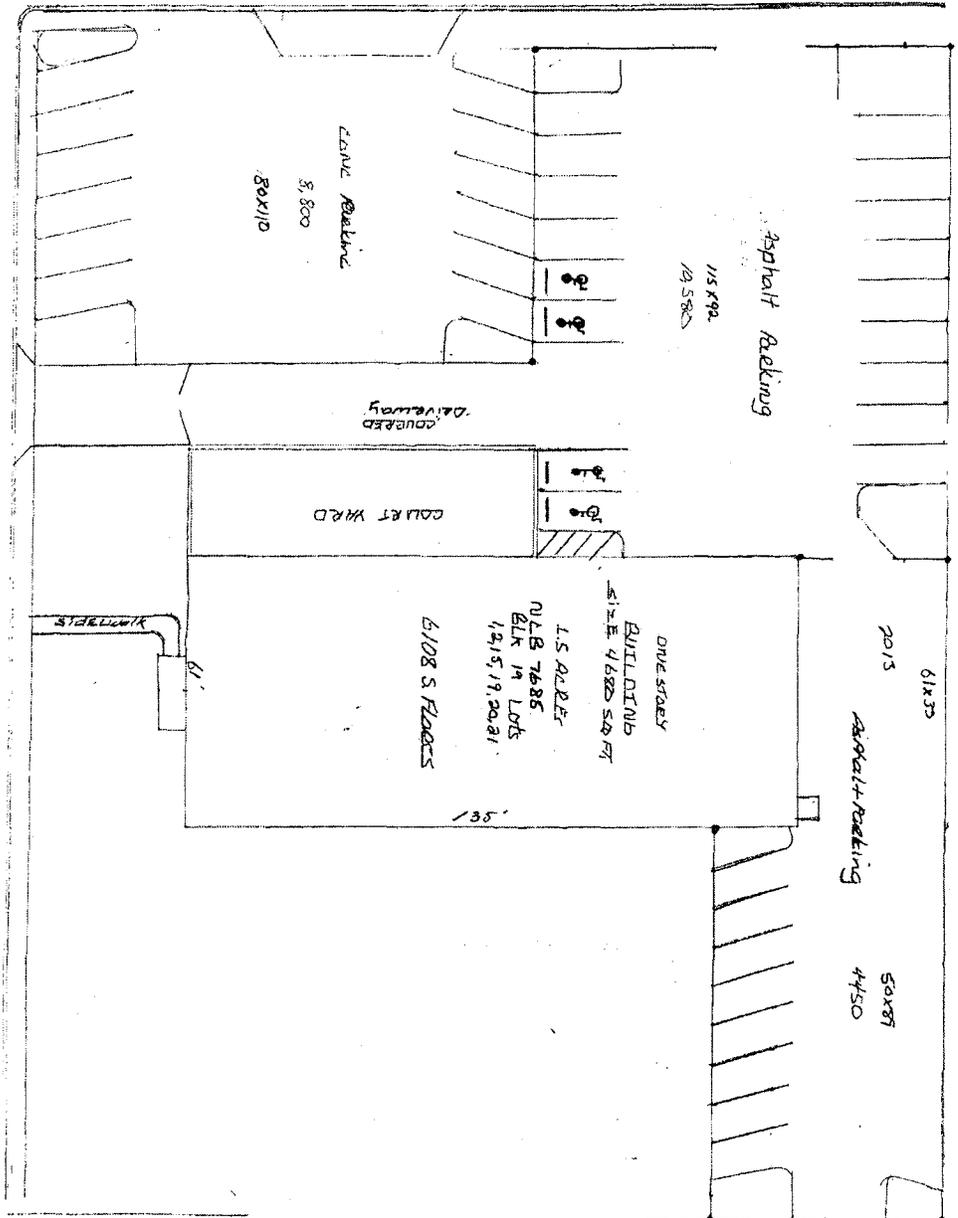
Request for  
**COUNCIL**  
ACTION



**Agenda Voting Results - Z-12**

| <b>Name:</b>           | Z-3, P-1, Z-4, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-21  |             |     |     |         |        |        |
|------------------------|---|-------------|-----|-----|---------|--------|--------|
| <b>Date:</b>           | 01/20/2011  |             |     |     |         |        |        |
| <b>Time:</b>           | 02:22:39 PM   |             |     |     |         |        |        |
| <b>Vote Type:</b>      | Motion to Approve   |             |     |     |         |        |        |
| <b>Description:</b>    | ZONING CASE # Z2011029 CD (District 3): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor on Lots 1, 2, 15, 20 and 21, Block 19, NCB 7685 located at 6108-6112 South Flores Street. Staff and Zoning Commission recommend approval. |             |     |     |         |        |        |
| <b>Result:</b>         | 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      |

1/1  
1" = 20'



5. ZONES

Final Submittal Area: 25,815  
 Parking Spaces 37  
 ADA Spaces 4  
 Parking Space Dimensions 9x18

**CONTRARY CHANGE REQUEST FROM 11 to 12.1 Conditional Use For Funeral Home**  
 1) **BOB P. GUARDADO**, the property owner, certifies that this site plan submitted for the purpose of applying for a conditional use is in accordance with all applicable provisions of the Unified Development Code, particularly those provisions that require a site plan in conjunction with a zoning certificate that allows more from advanced to allow all city-adopted codes at the time of plan submittal per governing permits.