

AN ORDINANCE 2012-11-01-0861

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 8 and 10, NCB 3599 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office Courtyard.

SECTION 2. City Council authorizes a fence to be erected or altered up to a height of six (6) feet along the front property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code.

SECTION 3. 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 4. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure;
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood;
- C. Hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.;
- D. A 10 foot Type A landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses; and
- E. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses.

SECTION 5. 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 6. 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 7. 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 8. This ordinance shall become effective November 11, 2012.

PASSED AND APPROVED this 1st day of November 2012.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vadek, City Clerk

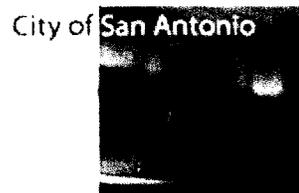
APPROVED AS TO FORM:



for
Michael D. Bernard, City Attorney



Request for
COUNCIL

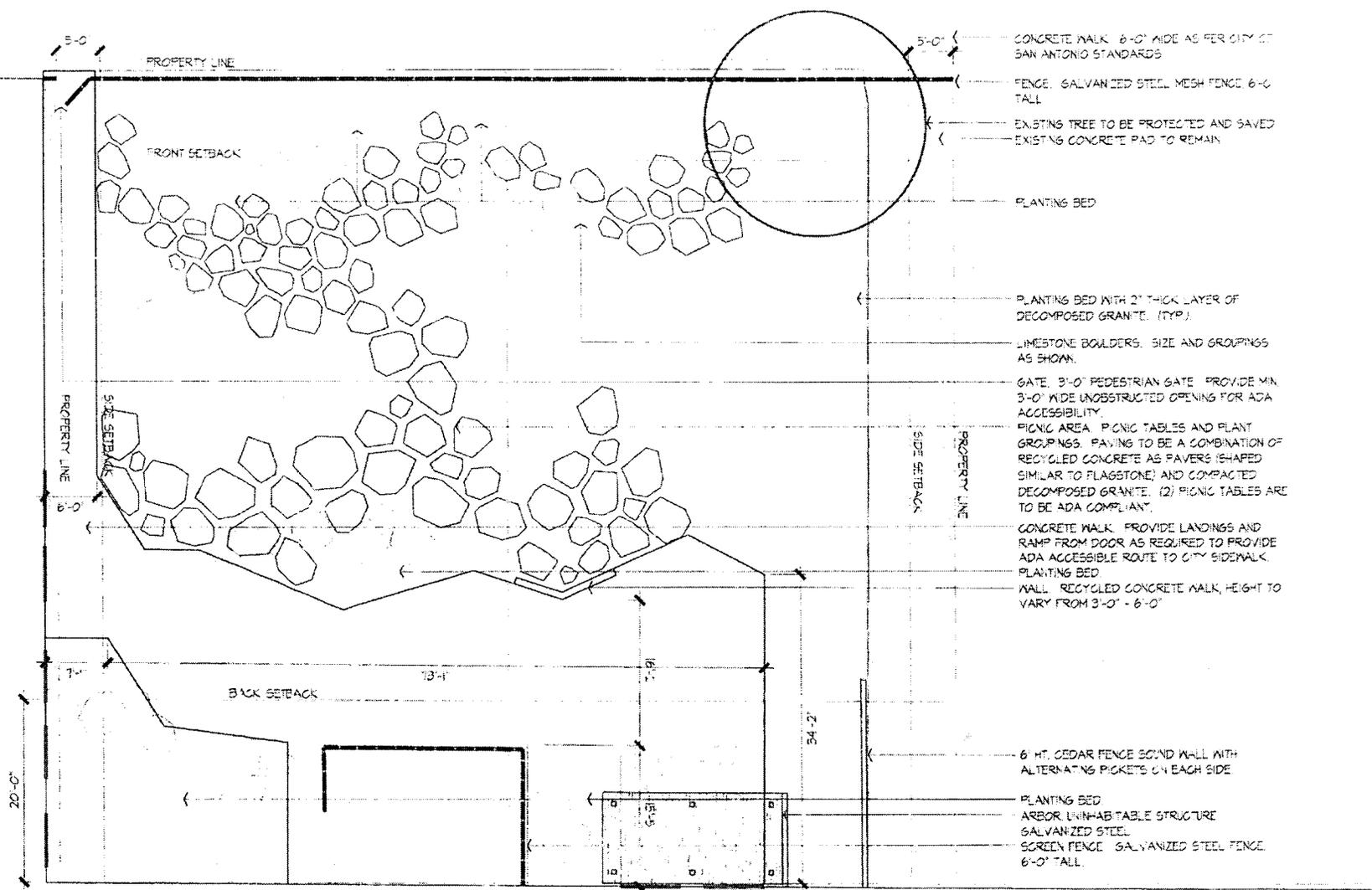


Agenda Voting Results - Z-2

Name:	Z-2						
Date:	11/01/2012						
Time:	02:18:14 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2012101 CD (District 1): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office Courtyard allowing a fence up to 6 feet in height along the front property line in accordance with Section 35-514(d)(2)(D) of the Unified Development Code on Lots 8 and 10, NCB 3599 located at 644 and 648 West Elmira Street. Staff and Zoning Commission recommend approval with conditions.						
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				x
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

2018.01.03

ATTACHMENT A



5'-0" CONCRETE WALK 6'-0" WIDE AS PER CITY OF SAN ANTONIO STANDARDS
 FENCE GALVANIZED STEEL MESH FENCE 6'-0" TALL
 EXISTING TREE TO BE PROTECTED AND SAVED
 EXISTING CONCRETE PAD TO REMAIN

PLANTING BED

PLANTING BED WITH 2" THICK LAYER OF DECOMPOSED GRANITE (TYP.)

LIMESTONE BOULDERS SIZE AND GROUPINGS AS SHOWN

GATE 3'-0" PEDESTRIAN GATE PROVIDE MIN. 3'-0" WIDE UNOBSTRUCTED OPENING FOR ADA ACCESSIBILITY

PICNIC AREA PICNIC TABLES AND PLANT GROUPINGS. PAVING TO BE A COMBINATION OF RECYCLED CONCRETE AS PAVERS (SHAPED SIMILAR TO FLAGSTONE) AND COMPACTED DECOMPOSED GRANITE. (2) PICNIC TABLES ARE TO BE ADA COMPLIANT.

CONCRETE WALK PROVIDE LANDINGS AND RAMP FROM DOOR AS REQUIRED TO PROVIDE ADA ACCESSIBLE ROUTE TO CITY SIDEWALK

PLANTING BED WALL RECYCLED CONCRETE WALK HEIGHT TO VARY FROM 3'-0" - 6'-0"

6' HT. CEDAR FENCE BOUND WALL WITH ALTERNATING PICKETS ON EACH SIDE

PLANTING BED
 ARBOR LINN-HAB TABLE STRUCTURE
 GALVANIZED STEEL
 SCREEN FENCE GALVANIZED STEEL FENCE 6'-0" TALL

I, FINESILVER MANUFACTURING LLC, 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

ZONING NOTES:
 NUMBER OF ACRES: 0.208 AC
 TOTAL NUMBER OF LOTS: 2
 AREA OF OPEN SPACE: 9,960 S.F.

ZONING NOTES CONT:
 PAVED SURFACES: 4,070 S.F.

PROPOSED STRUCTURES: NONE
 IMPERVIOUS COVER: 4,070 S.F.
 INCLUDES CONCRETE WALKS TO BUILDING AND CONCRETE SEATING AREAS.

CURRENT USE: VACANT LAND
 PROPOSED USE: R-4CD OFFICE COURTYARD

FINESILVER COURTYARD

PLANTING DESIGN: SCALE 1:5

T.D.G. - 10.1.12

