SG/cla
02/19/2015
Z-4

CASE NO. Z2015070 CD

AN ORDINANCE 2015-02-19-0127

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 Lots 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South 90 Feet of Lots 47 and 48, Block 27 NCB 1610 from "C-2 NA CD AHOD", Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales Full Service.

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 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 March 1, 2015.

PASSED AND APPROVED this 19th day of February, 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

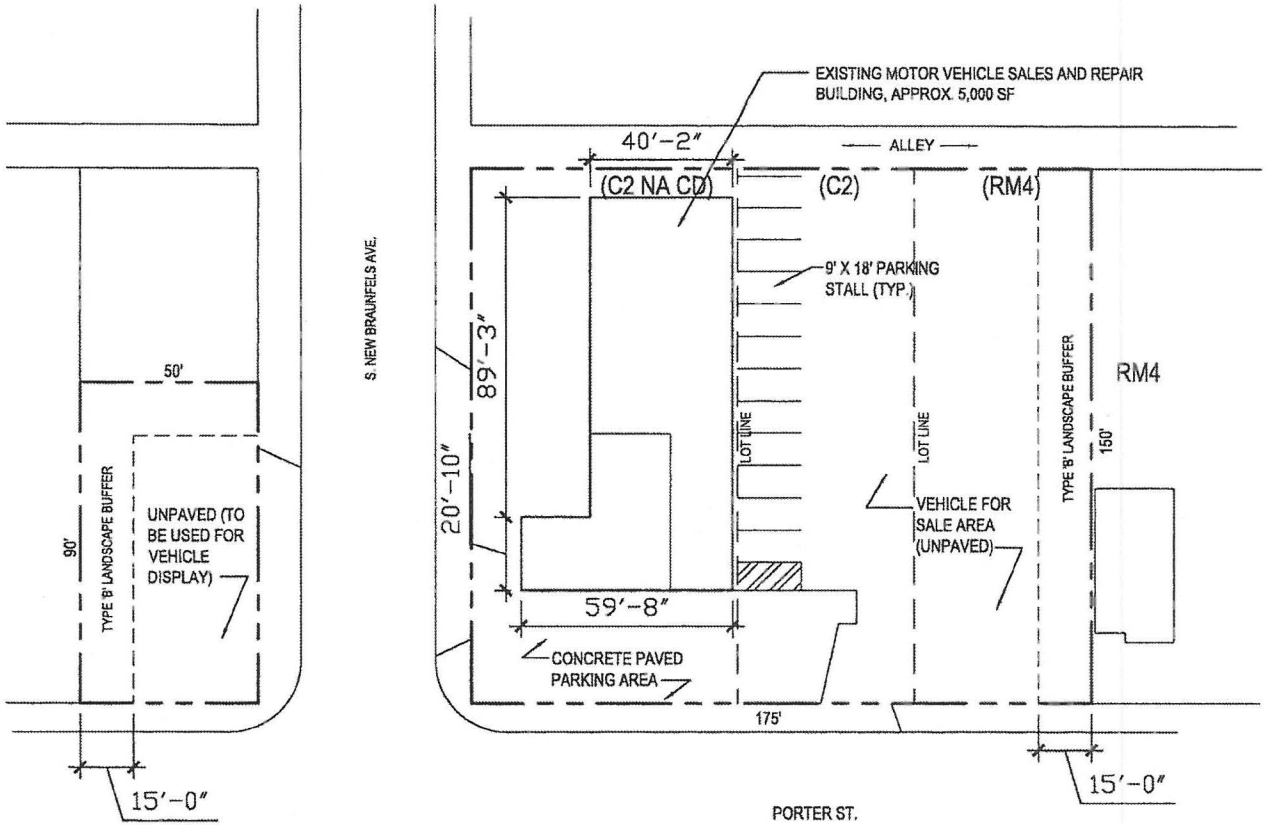
Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4 (in consent vote: 24, P-1, Z-1, P-3, P-4, Z-4, Z-5, Z-6, P-5, Z-10, Z-11, Z-17, Z-18)**
Date:	02/19/2015
Time:	02:09:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE# Z2015070 CD (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NA CD AHOD", Commercial Nonalcoholic Sales Airport Hazard Overlay District with use for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use for Motor Vehicle Sales {full service} on 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610 at 1317 and 1332 S New Braunfels Avenue; 505 and 511 Porter Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 15010)
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	

Z2015070

I, DANTE LOPEZ., 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.



- PROPERTY: 1317 & 1332 S. NEW BRAUNFELS, 505 & 511 PORTER ST. (NCB 1611, BLK 20, LOTS 27-33; NCB 1610, BLK. 27, S. 90 FEET OF LOTS 47 & 48)= 0.706 ACRES
- (E) ZONING: NC, C2 NA CD, C2, & RM4
- ZONING REQUESTED (ENTIRE PROPERTY): C2 CD, CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE)
- NO SIDE OR REAR SETBACK REQUIRED PER TABLE 310-1
- TYPE 'B' 15-FOOT LANDSCAPE BUFFERYARD REQUIRED
- 5,000 SF OF EXISTING STRUCTURE AND CARPORT; 10 PARKING SPACES REQUIRED (1 PER 500 SF GFA)
- 12 PARKING SPACES PROVIDED (INCLUDING 1 ACCESSIBLE STALL)
- 6,000 SF IMPERVIOUS COVERAGE (CONCRETE)

ZONING SITE PLAN:
1332 S. NEW BRAUNFELS

SCALE: 1" = 50'

0 25 50

Attachment A