

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z20098 SUP

The rezoning and reclassification of property From "R-3" Multiple-Family Residence District and "A" Single-Family Residence District to "B-2NA SUP" Business District, Non-Alcoholic Sales with a Special Use Permit for a Contractor's Facility with no outside storage on the property listed below as follows:

Lots 2, 4 & 28, Block 3, NCB 11719

SECTION 2. The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-3258, "Special Use Permit" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-3258, "Special Use Permit" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Special Use Permit so long as the following conditions are met:

- 1) no outside storage, 2) no outside storage of commercial vehicles, 3) no outside business activity after 8:00 p.m. or before 6:00 a.m.

SECTION 4. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -1024.

SECTION 5. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance is not severable.

PASSED AND APPROVED THIS 10th DAY OF August 20 00

ATTEST: [Signature] City Clerk

MAYOR: [Signature] PRO TEM

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

00-28

MEETING OF THE CITY COUNCIL

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ALAMODOME
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
BUILDING INSPECTIONS - HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT PROSECUTORS
RISK MANAGEMENT
CITY MANAGER
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS & RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER (PUBLISH)
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION OFFICE
CONVENTION & VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
FINANCE (ASSESSOR)
FINANCE (CONTROLLER)
FINANCE (GRANTS)
FINANCE (TREASURY)
FIRE DEPARTMENT
HOUSING & COMMUNITY DEVELOPMENT
HUMAN RESOURCES
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION (PUBLISH)
MUNICIPAL COURTS
NEIGHBORHOOD ACTION
PARKS & RECREATION
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION OFFICE
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING (W/ATTACHMENTS)
ENGINEERING
ENVIRONMENTAL SERVICES
PARKING
REAL ESTATE
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM

AGENDA ITEM NUMBER:

4-5

DATE:

AUG 10 2000

MOTION:

Bannury
Carpenter
92296

ORDINANCE NUMBER:

Z20098 (SUP)

RESOLUTION NUMBER:

ZONING CASE NUMBER:

TRAVEL AUTHORIZATION:

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		<input checked="" type="checkbox"/>	
MARIO SALAS District 2		<input checked="" type="checkbox"/>	
DEBRA GUERRERO District 3		<input checked="" type="checkbox"/>	
RAUL PRADO District 4		<input checked="" type="checkbox"/>	
DAVID A. GARCIA District 5 <small>PRO TEM</small>		<input checked="" type="checkbox"/>	
ENRIQUE BARRERA District 6		<input checked="" type="checkbox"/>	
ED GARZA District 7		<input checked="" type="checkbox"/>	
BONNIE CONNER District 8		<input checked="" type="checkbox"/>	
TIM BANNWOLF District 9		<input checked="" type="checkbox"/>	
DAVID CARPENTER District 10		<input checked="" type="checkbox"/>	
HOWARD W. PEAK Mayor			ABSENT

PROPONENT: B-2NA SUP for contractor's

facility, with outside storage.

ZONING COMM: Approval with 3 conditions.

CITY STAFF: Denial (would encroach into residential areas.)

00-29

CASE NO: Z20098 SUP

Zoning Commission Meeting Date: June 20, 2000

Council District: 9

Ferguson Map: 550 A4

Appeal: No

Applicant:

James T. Michel

Owner:

Tom E. Turner

Zoning Request

From "R-3" Multiple-Family Residence District and "A" Single-Family Residence District to "B-2NA SUP" Business District, Non-Alcoholic Sales with a Special Use Permit for a Contractor's Facility with no outside storage

Property Location:

Lots 2, 4 & 28, Block 3, NCB 11719

2115 & 2039 Anchor Drive and 11210 Brazil Drive

Property is located east of the intersection of N.W. Military Hwy and Lockhill Selma Road

Applicants Proposal:

To build an office (2,400 sq. ft) and a storage building (1,600 sq. ft) for a general contractor's facility.

Staff Recommendation:

Denial. "B-3" uses should be located at intersections of freeways and major thoroughfares. To the north, south and east of the subject property are "A" Single Family Residence District zoning and "R-3" Multiple Family Residence District zoning which are on residential collector streets that are not conducive for "B-3" commercial traffic. Larkspur Elementary School is located only two blocks east of the subject property. Although there are "B-3" uses along N.W. Military Hwy west of Anchor Drive, extending the "B-3" uses to the east would encroach into the existing residential areas. The City's Master Plan calls for the protection and preservation of residential neighborhoods.

Zoning Commission Recommendation:

Approval with the following conditions: 1) no outside storage, 2) no heavy commercial vehicles, 2) no outside activity after 8:00 p.m.

VOTE

FOR 8

AGAINST 2

ABSTAIN 0

RECUSAL 0

Z20098 SUP

ZONING CASE NO. Z20098 SUP July 20, 2000

Applicant: James T. Michael

Zoning Request: "R-3" Multiple Family Residence District and "A" Single Family Residence District to "B-2NA" SUP Business District, Non-Alcoholic Sales with a Special Use Permit for a contractor's facility with no outside storage

Jim Michael, stated the zoning change will allow him to construct his office building for a general contractor's business.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Plummer and seconded by Commissioner Anderson to recommend approval of "B-2NA" SUP Business District Non-Alcoholic Sales with a Special Use Permit for a contractor's facility with no outside storage, no heavy commercial vehicles and no outside activity after 8:00 P.M.

1. Property is located on Lots 2, 4 and 28, Block 3, NCB 11719 at 2115 and 2039 Anchor Drive and 11210 Brazil Drive.
2. There were 45 notices mailed, 0 returned in opposition and 10 returned in favor.
3. Staff recommends denial.

AYES: Clamp, Mehringer, Emerson, Galloway, Hophan, Anderson, Plummer, Cardenas-Gamez

NAYS: Mayor, Falcone

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE 92296

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND ZONING OF CERTAIN PROPERTY DESCRIBED AS LOTS 2, 4, AND 28, BLOCK 3, NCB 11719 FROM "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT AND "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2NA" SUP NON-ALCOHOLIC SALES BUSINESS DISTRICT WITH SPECIAL USE PERMIT FOR A CONTRACTOR'S FACILITY WITH NO OUTSIDE STORAGE ON THE PROPERTY. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
8/15

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is the Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice, City Clerk, An Ordinance 92296, hereto attached has been published in every issue of said newspaper on the following days, to-wit: August 15, 2000.



Sworn to and subscribed before me this 15th day of August, 2000.



Notary Public in and for Bexar County, Texas

