SG/cla
06/19/2014
Z-7

CASE NO. Z2014160 CD

AN ORDINANCE 2014-06-19-0486

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 Lot 28, NCB 11156 from "UD AHOD" Urban Development Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales 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 June 29, 2014.

PASSED AND APPROVED this 19th day of June 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for

Robert F. Greenblum, City Attorney

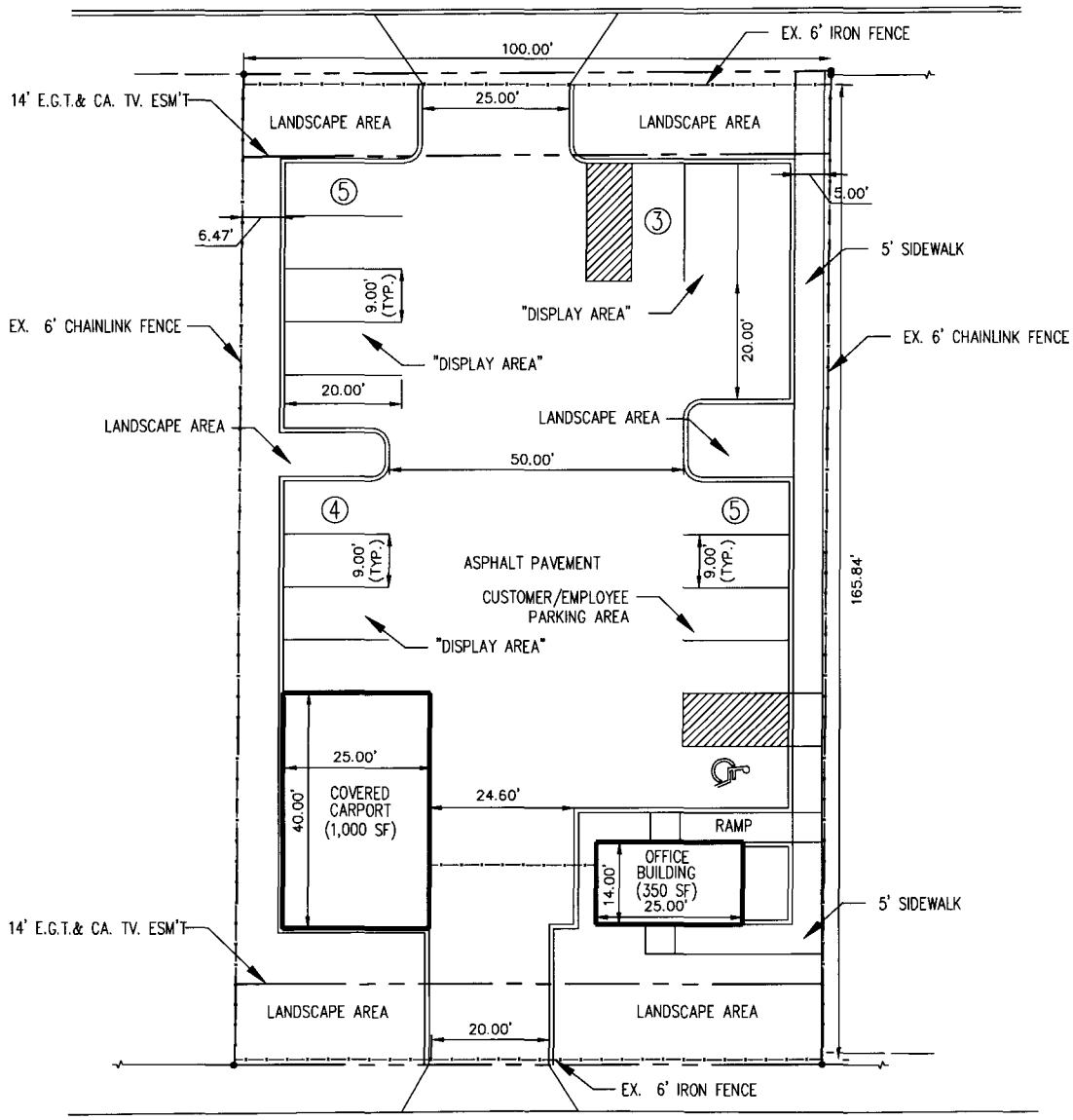
Agenda Item:	**Z-7 (in consent vote: 41, 42, Z-2, Z-3, Z-4, P-2, Z-5, Z-7, Z-8, P-4, Z-9, Z-11, Z-12, P-5, Z-13, Z-14)**
Date:	06/19/2014
Time:	02:18:39 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014160 CD (District 3): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 28, NCB 11156 located on a portion of the 11900 Block of Southeast Loop 410. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				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				
Michael Gallagher	District 10		x			x	

Z2014160 CD

SOUTH LOOP 410 FRONTAGE ROAD

SCALE: 1"=20'



CHAVANEAUX ROAD

STATEMENT:

"I, FERNANDO TOVAR JR., 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 THE ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

No. LOTS	ACRES	IMPERVIOUS COVER	OPEN SPACE
1	0.387	0.293	0.293

NOTE:
1. NO SIDE OR REAR SETBACKS REQUIRED.
2. CURRENT AND PROPOSED USE – MOTOR VEHICLE SALES (FULL SERVICE)
3. PROPERTY IS PLATTED AS "TOVAR HEIGHTS SUBDIVISION" (VOL. 9659, PG. 127)
4. TOTAL NUMBER OF SPACES = 17 SPACES WITH 1 ADA ACCESSIBLE SPACE

TOBER ENGINEERING

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SAN ANTONIO, TEXAS 78254
TEL: (210) 383-6184
TOBERENGINEERING@OUTLOOK.COM

SITE PLAN EXHIBIT
TOVAR HEIGHTS
0.387 ACRES
LOT 28, N.C.B. 11156

11930 S.E. LOOP 410
SAN ANTONIO, TX 78221
CITY COUNCIL DISTRICT 3

DATE: 04-18-14

Attachment A