SG/cla
06/18/2015
Z-13

CASE NO. Z2015186 CD

AN ORDINANCE 2015-06-18-0617

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 P-123A NCB 18553 from "R-4" Residential Single-Family District to "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to Sixteen (16) Residents.

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, 28 2015.

PASSED AND APPROVED this 18th day of June 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-13 (in consent vote: 72, 73, 74, Z2, Z5, Z6, Z7, P1, Z11, P2, Z12, Z13, Z14, Z17, P3, Z18, P4, Z19, Z20)**
Date:	06/18/2015
Time:	02:50:29 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015186 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to Sixteen (16) Residents on 2.19 acres out of NCB 18553, located on a portion of the 8800 Block of Guilbeau Road. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			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				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Z2015186

2015 JUN 19

GUILBEAU ROAD

S88°42'16"E 448.02'

20'-0"

PARKING REQUIREMENTS
1 PER RESIDENT
1 PER EMPLOYEE
12 SPACES PROVIDED (9'X18' TYP.)

5782 SQ. FT. IMPERVIOUS ASPHALT PAVING

70'-0"

EMERGENCY EXIT ONLY

PROPOSED 16 BED ASSISTED LIVING FACILITY
12375 SQ. FT.

242.38'

PROPERTY LINE

LANDSCAPE AREA
73,411 SQ. FT.

N88°33'55"W 83.32'

162.00'

CURRENTLY ZONED R-4 AND WILL REMAIN AS SUCH REQUESTING CONDITIONAL USE FOR A 16 RESIDENT ASSISTED LIVING FACILITY ON THE CURRENT 2.19 ACRE LOT

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.

2.19 ACRES TOTAL
95,346 SQ. FT.

PROPERTY ADDRESS

8900 GUILBEAU ROAD
SAN ANTONIO, TEXAS 78250

LEGAL DESCRIPTION

NCB 18553 BLK 1 LOT P-123A
"MAINLAND DR" ANNEXATION

SITE PLAN
SCALE: 1" = 40'-0"

0 40' 80'

DATE: APRIL 6TH, 2015

PROJECT NO. 15-008

PROJECT
GUILBEAU ALF
8900 GUILBEAU ROAD

SHEET NO.
A101
SITE PLAN

Attachment A