SG/cla
12/04/2014
Z-4

CASE NO. Z2014259 S

AN ORDINANCE 2014-12-04-0979

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 25, NCB 12867 from "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to authorize changes to the zoning site plan.

SECTION 2. The City Council finds as follows:

A. The specific use will not be contrary to the public interest.
B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Specific Use Authorization 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 December 14, 2014.

PASSED AND APPROVED this 4th day of December 2014.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

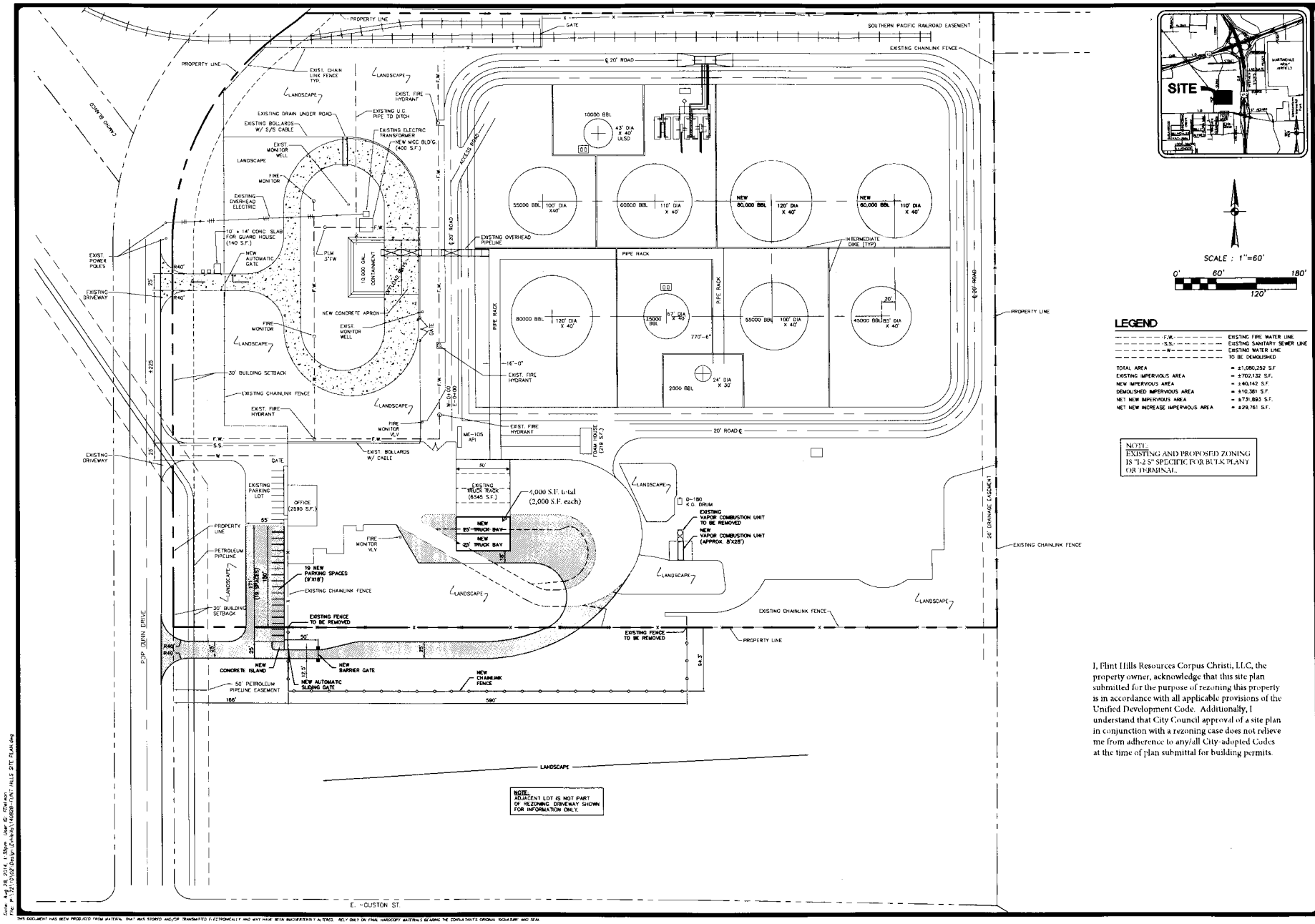
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4 (in consent vote: P-1, Z-1, Z-2, P-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, P-5, Z-19, Z-21, Z-24)**
Date:	12/04/2014
Time:	02:05:27 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014259 S (District 2): An Ordinance amending the Zoning District Boundary from "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal on Lot 25, NCB 12867 located at 498 Pop Gunn Drive. Staff and Zoning Commission recommend approval. (For changes to the Zoning Site Plan)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
	District 1	x					
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				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				

Z2014259



SCALE : 1"=60'

0' 60' 120' 180'

LEGEND

F.W.	EXISTING FIRE WATER LINE
S.S.	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
	TO BE DEMOLISHED
TOTAL AREA	= ±1,080,252 S.F.
EXISTING IMPERVIOUS AREA	= ±702,132 S.F.
NEW IMPERVIOUS AREA	= ±40,142 S.F.
DEMOLISHED IMPERVIOUS AREA	= ±10,381 S.F.
NET NEW IMPERVIOUS AREA	= ±731,893 S.F.
NET NEW INCREASE IMPERVIOUS AREA	= ±29,761 S.F.

NOTE:
EXISTING AND PROPOSED ZONING IS "I-2 S" SPECIFIC FOR BULK PLANT OR TERMINAL.

I, Flint Hills Resources Corpus Christi, 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.

REVISIONS:

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

FLINT HILLS, SAN ANTONIO TERMINAL
498 POP GUNN ST, SAN ANTONIO, TEXAS
SITE PLAN EXHIBIT

JOB NO. 7210-02
DATE AUGUST 2014
DESIGNER FC
CHECKED FC DRAWN FD
SHEET 1 OF 1

Date: Aug 28, 2014 | Eng: User ID: (Tabs)
File: P:\7210\02\Design\Exhibits\40488-FLINT HILLS SITE PLAN.dwg

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ATTACHMENT A