

AN ORDINANCE 2014-10-02-0763

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 1, 2, 6 and 7, Block 1, NCB 10331 from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair.

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.

SG/cla
10/02/2014
Z-4

CASE NO. Z2014232 CD

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 October 12, 2014.

PASSED AND APPROVED this 2nd day of October 2014.


M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Robert F. Greenblum, City Attorney

Agenda Item:	Z-4 (in consent vote: 38, P-2, Z-2, Z-3, Z-4, P-3, Z-5, P-4, Z-6, P-5, Z-7, Z-8)
Date:	10/02/2014
Time:	02:10:39 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014232 CD (District 2): An Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair on Lots 1, 2, 6 and 7, Block 1, NCB 10331 located at 518 Roland Avenue. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

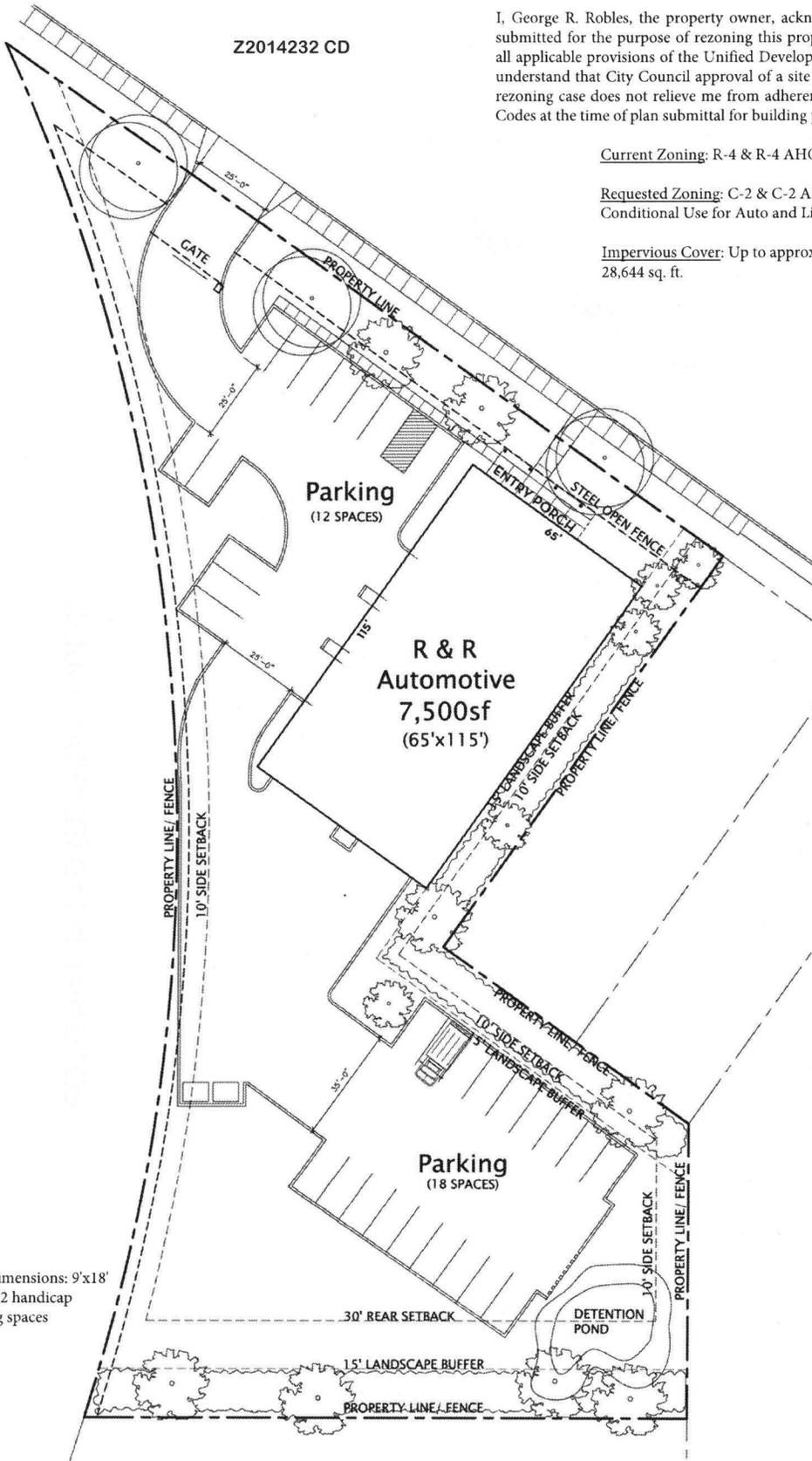
Z2014232 CD

I, George R. Robles, 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.

Current Zoning: R-4 & R-4 AHOD

Requested Zoning: C-2 & C-2 AHOD with a Conditional Use for Auto and Light Truck Repair

Impervious Cover: Up to approximately 28,644 sq. ft.



- parking space dimensions: 9'x18'
- site will include 2 handicap accessible parking spaces

R&R Automotive

518 roland ave. san antonio, texas

Potential Site Plan

robey architecture

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

FOR REVIEW ONLY DATE: AUGUST 1, 2014

ALAN HEFF REGISTERED ARCHITECT STATE OF TEXAS 22640