

AN ORDINANCE 2013-06-06-0407

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.

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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 11, NCB 8669 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Funeral Home.

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 16, 2013.

PASSED AND APPROVED this 6th day of June 2013.

M A Y O R

Julián Castro



APPROVED AS TO FORM:

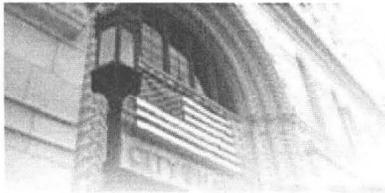


Michael D. Bernard, City Attorney

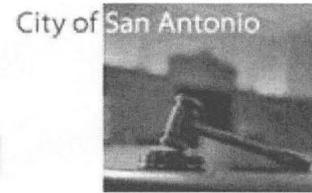
ATTEST:



Leticia M. Vacek, City Clerk



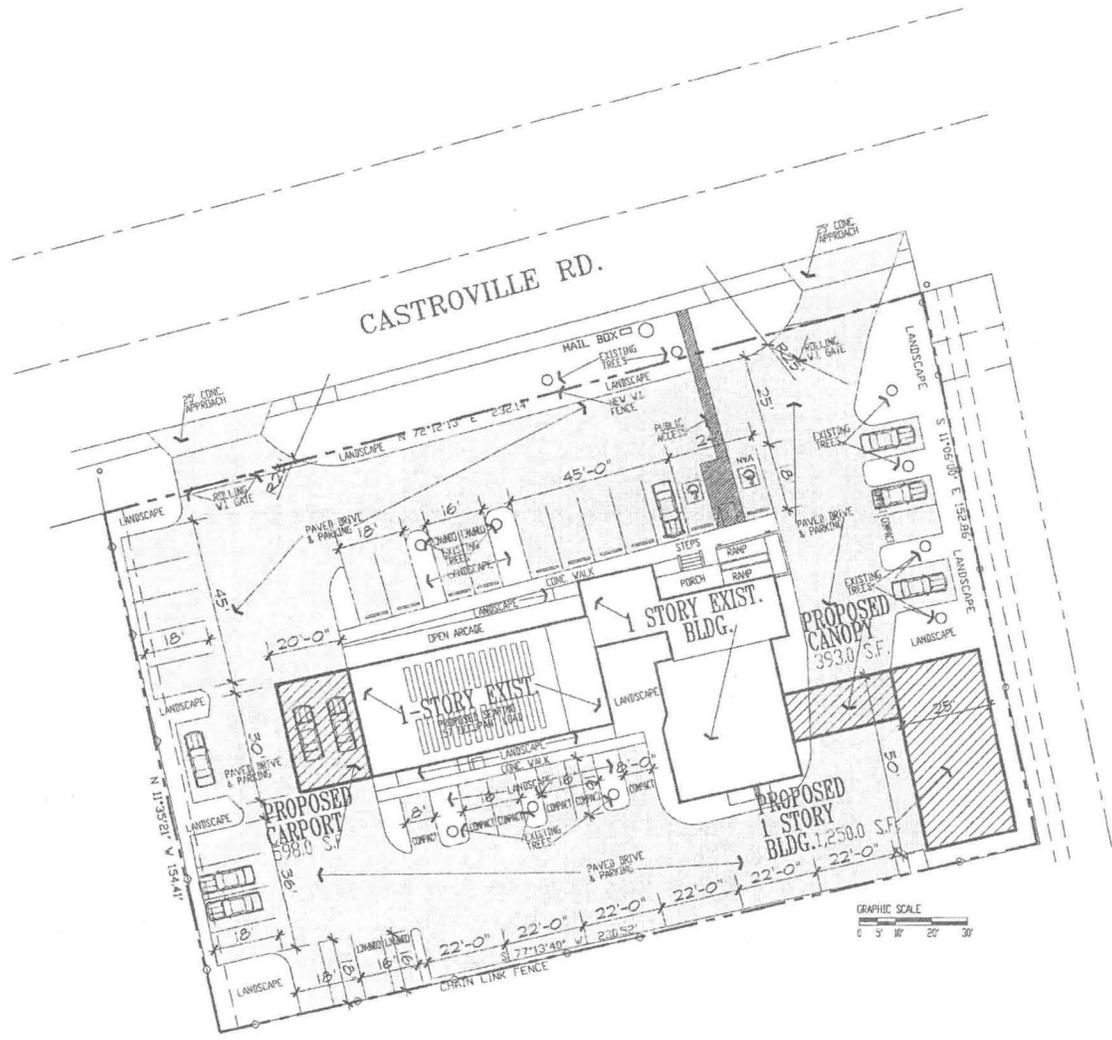
Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-9

Name:	Z-3, Z-5, Z-7, Z-8, P-1, Z-9, Z-11						
Date:	06/06/2013						
Time:	02:15:00 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013097 CD (District 6): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lot 11, NCB 8669 located at 2702 Castroville Road . Staff and Zoning recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13027)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x			x	
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

Z2013097 CD



Eric Hernandez
 I, Eric Hernandez, 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 UNIFORM DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF 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 PERMIT.

NORTH
PROPOSED SITE PLAN
TEXAS FUNERAL HOME
 SCALE: 1" = 30'-0"

LEGAL:
 LOT: 11
 NCB: 8659
 SISTERS OF DIVINE
 PROVIDENCE
 .789 AC. = 34,368.0 S.F.

AREAS	
DRIVES / PARKING:	22,263.0 S.F.
WALKS/CURBS/RAMPS	1,476.0 S.F.
EXISTING BLDGS.	4,224.0 S.F.
LANDSCAPE	5,155.0 S.F.
NEW BLDG.	1,250.0 S.F.

BLDG. / PARKING	
GROUPING	A3
OCCUPANT LOAD	160
REQ'D PARKING	40 SPACES
PROVIDED PARKING	40 SPACES

Funeral Home for Eric L. Hernandez Texas Funeral Home 2702 Castroville Rd. San Antonio, Tx.	td Building Designs 210.394.2539	JOB NO.	SHT.
		REVISION	SP1
		DATE:	4/10/13