

AN ORDINANCE 2014 - 04 - 03 - 0212

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 Lots 2, 3, 4, 5, 6, 7, and the east 72.33 feet of Lots 8 and 9, the east 1/2 of Block 7, NCB 584 from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Triplex to "C-1 S H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot - Noncommercial Requiring Demolition of a Dwelling Unit.

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 4. 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 5. 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 6. 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 7. This ordinance shall become effective April 13, 2014.

PASSED AND APPROVED this 3rd day of April 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-2 (in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-4)
Date:	04/03/2014
Time:	02:15:04 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014094 S (District 2): An Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Triplex to "C-1 S H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot - Noncommercial Parking Lot Requiring Demolition of a Dwelling Unit on Lots 2, 3, 4, 5, 6, 7, and the east 72.33 feet of Lots 8 and 9, the east 1/2 of Block 7, NCB 584 located at 301, 305, 309, 313, 315, 319, 323, & 327 North Olive Street. Staff and Zoning Commission recommend approval. (Associated Plan Amendment # 14026)
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				
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	

Z 2014094

HKS

ARCHITECT
HKS, INC.
3000 WEST HILL SUITE 100
DALLAS, TX 75201

IDEA
Public Schools

CARVER
PREP SCHOOL
2000

OWNER
IDEA PUBLIC SCHOOLS
200 ANGELO DRIVE SUITE 9
WILSON, TX 76798

PROJECT MANAGER
FRANCIS MANNING MANNING ARCHITECTS
100 COLLEGE ROAD, SUITE 100
FARMERSVILLE, TEXAS 76840

HKS PROJECT NUMBER
16874.000
DATE
FEB 03, 2014
ISSUE
SITE PLAN

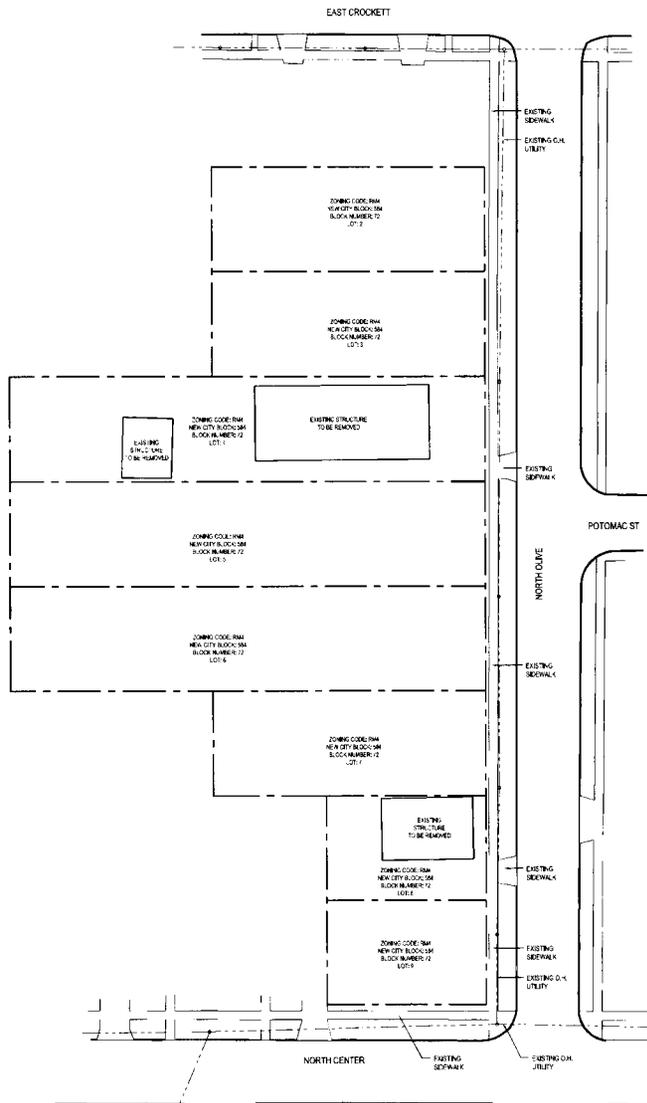
SITE PLAN
SHEET NO.

A1.01

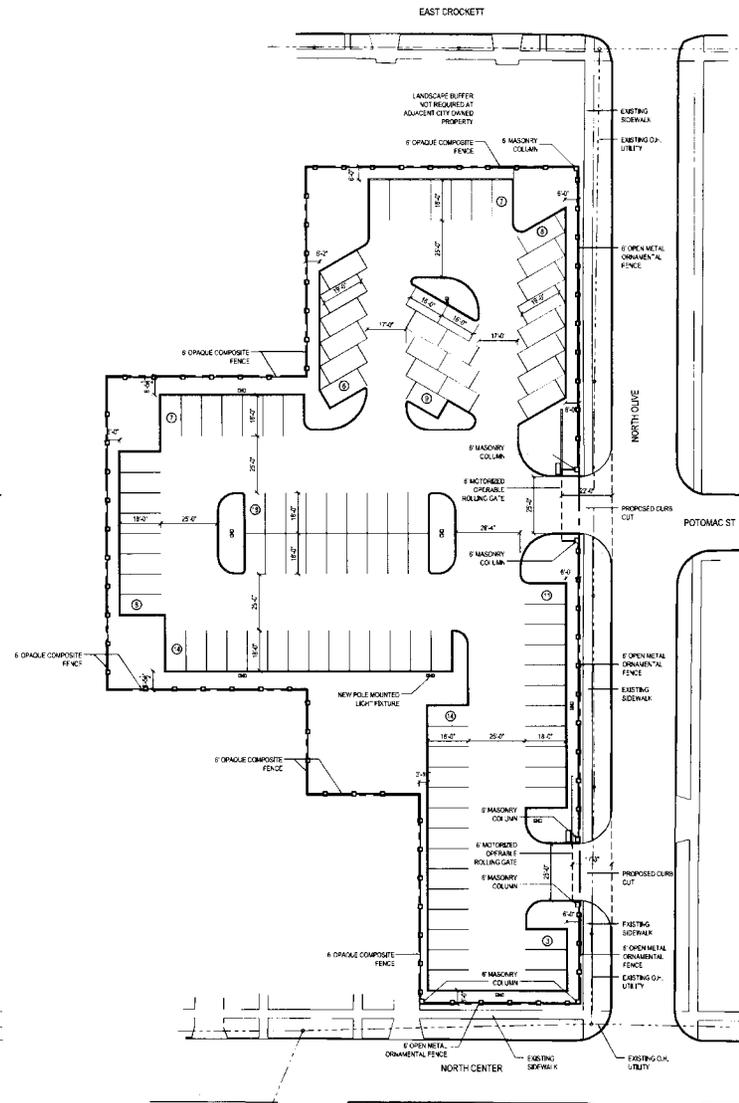
SITE PLAN ANALYSIS:
PROPOSED REZONING TO A C1-S CLASSIFICATION.

1. LOT ACREAGE : 1.158 (38,823 SF)
 - A. NO NEW STRUCTURES, SURFACE PARKING ONLY.
 - B. IMPERVIOUS COVERAGE : 38,294 SF
 - C. PAVED AREA : 38,294 SF
2. C1-S ZONING; NO SET BACKS REQUIRED AT PARKING.
3. TOTAL PARKING SPACES PROVIDED: 105 REF. SITE PLAN FOR PARKING DIMENSIONS, NO ADJUTAS PARKING STALLS REQUIRED AS THIS IS AN OFF SITE PARKING LOT AND THERE ARE NOT BUILT STRUCTURES.
4. REF. SITE PLAN FOR WALLS & FENCE TYPES AND LOCATIONS. LANDSCAPING WILL MEET REQUIREMENTS TO EXTENT ALLOWED BY THIS PLAN. WILL NOT MEET FRONT & SIDE YARD BUFFER REQUIREMENTS. LANDSCAPE BUFFER REQ. AT RESIDENTIAL PROPERTY ADJACENCY = 8,990 SF (15' BUFFER); LANDSCAPE BUFFER PROVIDED = 7,660 SF. LANDSCAPE BUFFER REQ. AT STREET SIDE PROPERTY LINE = 4,440 SF (10' BUFFER); LANDSCAPE BUFFER PROVIDED = 4,145 SF.
5. REF. SITE PLANS FOR EXISTING & PROPOSED CONDITIONS.
6. THE PROPOSED USE OF THE PROPERTY IS THAT OF AN OFF-SITE PARKING LOT FOR IDEA CARVER PREPARATORY & CARVER CULTURAL CENTER.

⁷ 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.



02 EXISTING SITE PLAN
1" = 25'-0"



01 PROPOSED SITE PLAN
1" = 25'-0"

ATTACHMENT A