SG/cla
03/05/2015
Z-11

CASE NO. Z2015087 S

AN ORDINANCE 2015-03-05-0172

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 and 3, Block 30, NCB 15195 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot.

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 March 15, 2015.

PASSED AND APPROVED this 5th day of March 2015.

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

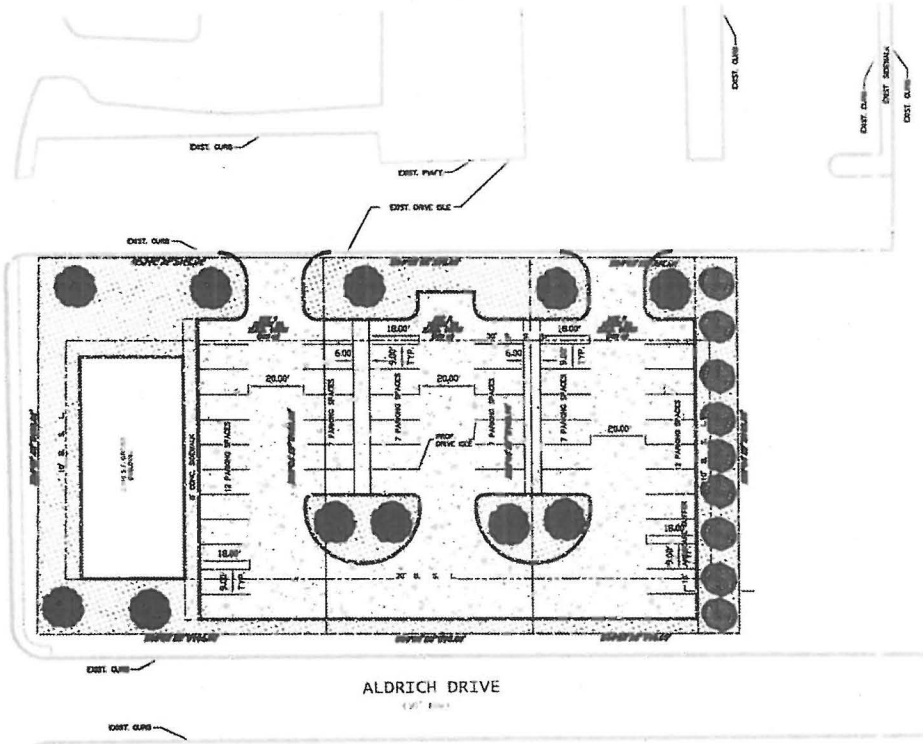
Agenda Item:	**Z-11 (in consent vote: Z-1, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, Z-16, Z-18)**
Date:	03/05/2015
Time:	02:36:01 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015087 S (District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 1, 2 and 3, Block 30, NCB 15195 located at 175, 179 and 183 Aldrich Drive. Staff recommends approval. Zoning Commission recommendation pending the March 3, 2015 public hearing.
Result:	Passed

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

Z2015087

"GENERAL NOTES"

1.) BUILDING SET BACK ---------- B.S.L.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

ASPHALT
GRASS
TREE
BUSH

1.	TOTAL ACRES	0.78 AC.
2.	TOTAL NUMBER OF LOTS	3
3.	TOTAL OPEN SPACE	0.23 AC.
4.	TOTAL IMPURVIOUS COVER	0.55 AC.
5.	SQ. FOOTAGE OF BUILDING	3,000 SF
6.	SQ. FOOTAGE OF PAVED AREA, CURBS, SIDEWALK AND BUILDING	2,4152.86 SF

NOTE:

THE PROPERTY IS CURRENTLY UNIMPROVED AND THE INTENDED USE OF PROPERTY IS TO DEVELOP IT INTO A PARKING LOT SO THAT THE US POST OFFICE CAN USE IT FOR EMPLOYEE PARKING. AT SOME TIME IN THE FUTURE THE US POST OF WILL ADD A BUILDING FOR EMPLOYEE USE.

THE FOLLOWING STATEMENT: "I, FABIAN IVAN RAMIREZ, 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.

THE FOLLOWING STATEMENT: "I, MARTIN ANTONIO RAMIREZ, 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.

TORRES ENGINEERING P.C.

DATE: JAN. 07, 2015
DESIGNED BY: S.A.T.
DRAWN BY: J.D.C.
CHECKED BY: S.A.T.
USE: 1" = 20'
2 PAGES

REVISIONS

NO.	DATE	DESCRIPTION	BY

ZONING EXHIBIT FOR
JESCO DEVELOPMENT
183, 179, & 175 ALDRICH
SAN ANTONIO, TEXAS

ZONING

SHEET 1 OF 1

Attachment A