

AN ORDINANCE 2014-02-20-0124

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 35, Block 33, NCB 6276 from "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet.

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 2, 2014.

PASSED AND APPROVED this 20th day of February 2014.


M A Y O R
Julián Castro

ATTEST:



Leticia M. Vaccik, City Clerk

APPROVED AS TO FORM:

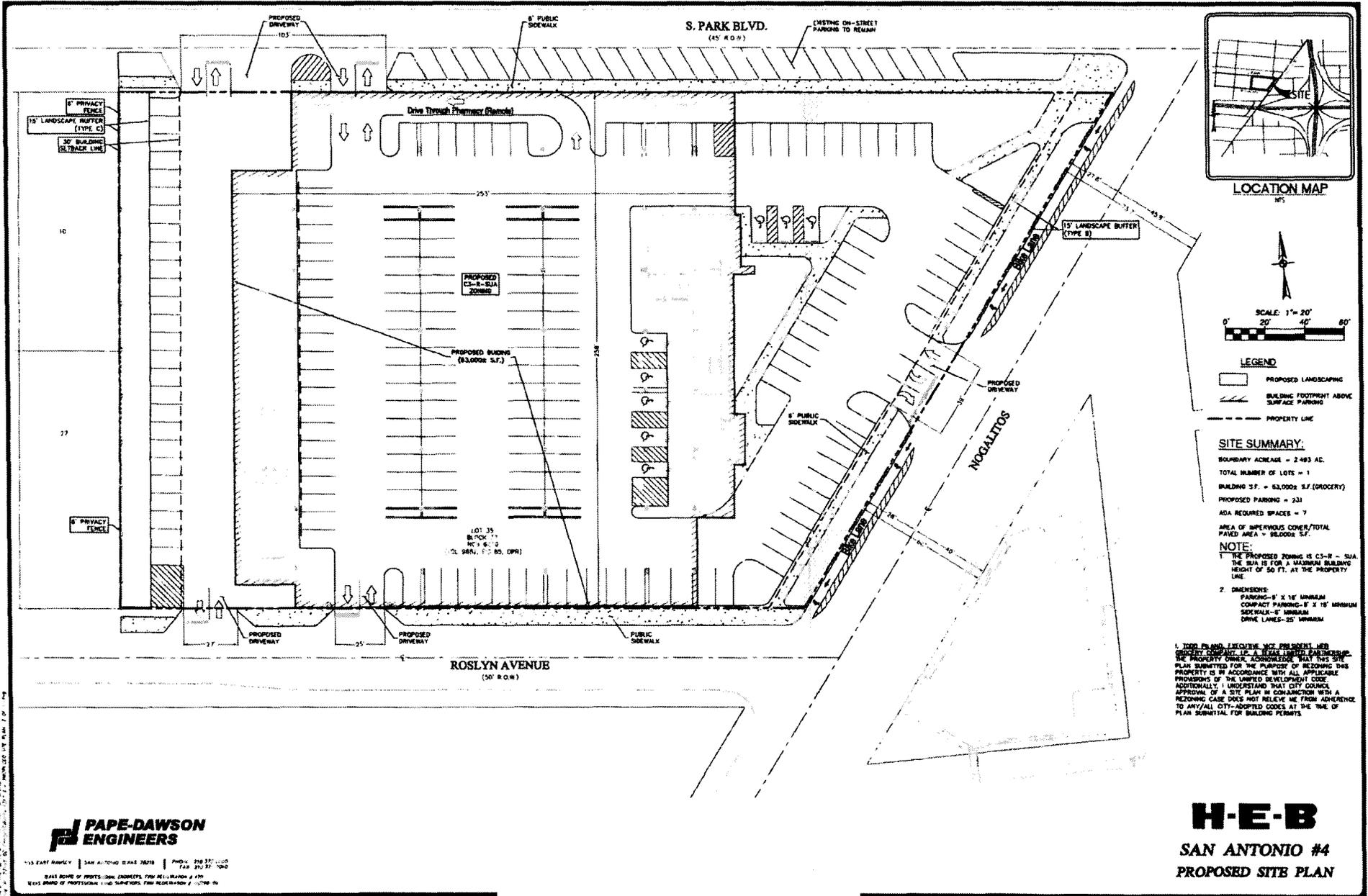


for Robert F. Greenblum, City Attorney

Agenda Item:	Z-11 (in consent vote: P-3, Z-11)
Date:	02/20/2014
Time:	02:30:00 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014037 S (District 5): An Ordinance amending the Zoning District Boundary from "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet on Lot 35, Block 33, NCB 6276 located at 127 Roslyn Avenue and a portion of 1601 Nogalitos Street. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the February 18, 2014 public hearing. (Associated Plan Amendment Case 14022)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4				x		
Shirley Gonzales	District 5		x			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				

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H-E-B
 SAN ANTONIO #4
 PROPOSED SITE PLAN