

AN ORDINANCE 2017-08-17-0591

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 North 227.73 Feet of West 100 Feet of Lot 3, Block 101, NCB 11071 located at 1234 Gillette Boulevard from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
- B. Outdoor amplification speakers are not allowed during the hours of 7:00 p.m. and 7:00 a.m.

- C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.
- D. Business days of operation for the general public shall be Monday through Friday.

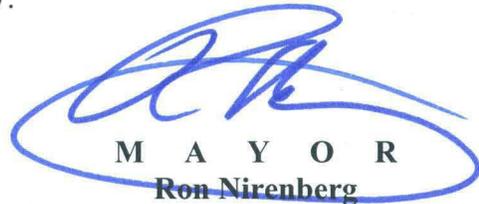
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 the 27th day of August 2017.

PASSED AND APPROVED this 17th day of August 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for _____
Andrew Segovia, City Attorney

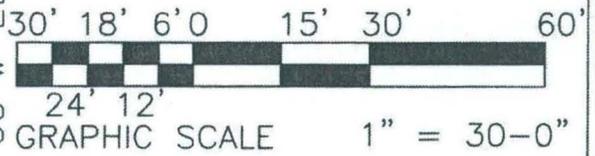
Agenda Item:	Z-13						
Date:	08/17/2017						
Time:	04:38:01 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017165 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff and Zoning Commission recommend Approval with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
08/17/2017
Item No. Z-13

Exhibit “A”

Z2017165 CD

CURVE TABLE		
BUILDING	SQUARE FT	DIMENSIONS
B1	3,063	66'x69'
B2	1,200	24'x50'
B3	648	37'x24'
B4	1,200	24'x50'
CONCRETE	5,567	
GREEN	11,106	



"I, Jaun A. Ramos, the property owner, acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all the 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 the time of plan submittal for building permits.

CURRENT ZONING: C-2

PROPOSED ZONING: C-2 WITH CONSTRUCTION CONTRACTOR FACILITY

Exhibit "A"

GRE GE Reaves Engineering
 12508 Jones Maltsberger Rd.
 Suite 108
 San Antonio, TX. 78224
 (210) 490-4506 Fax 490-4812
 Texas Firm Registration F-4861

SITE PLAN

1234 GILLETTE BLVD.
 SAN ANTONIO, TEXAS 78224

DRAWN BY:	CHECKED BY:	DATE:	JOB NUMBER:	DWG NAME:
VB	GC	05/11/2017	N/A	JA Ramos Rezone

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