

AN ORDINANCE 2017-04-20-0287

**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 8, Block 25, NCB 19219 located at 22139 US Hwy 281 North from "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride, to amend the site plan.

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 **Exhibit "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.

SG/lj
04/20/2017
Z-13

CASE NO. Z2017116 S ERZD

SECTION 6. This ordinance shall become effective the 30th day of April 2017.

PASSED AND APPROVED this 20th day of April 2017.



M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

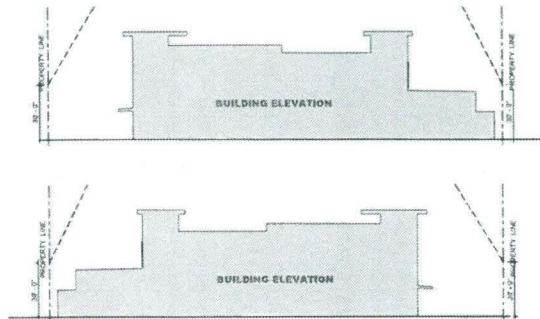
APPROVED AS TO FORM:



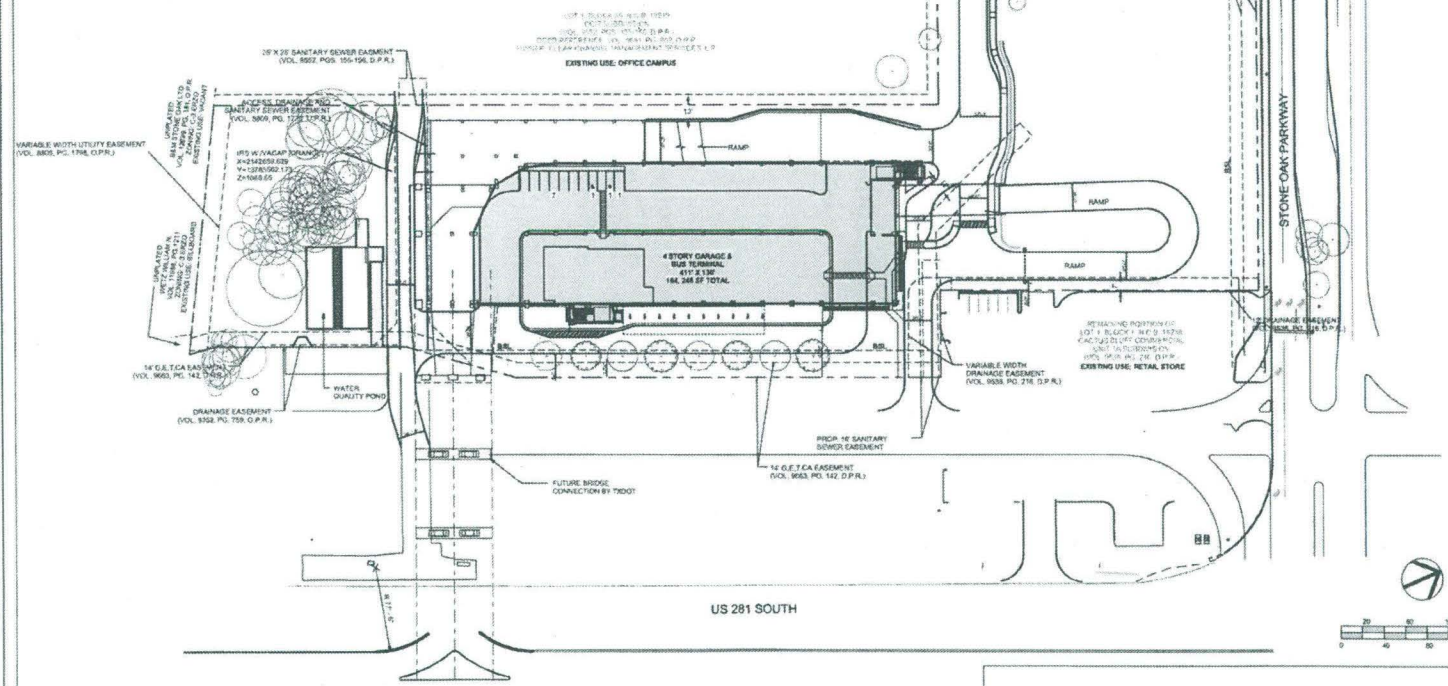
for
Andrew Segovia, City Attorney

| | | | | | | | |
|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-13 (in consent vote: 27, 28, Z-1, Z-2, P-1, Z-3, P-2, P-3, Z-5, Z-6, P-4, Z-7, P-5, Z-8, P-6, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14) | | | | | | |
| Date: | 04/20/2017 | | | | | | |
| Time: | 02:04:34 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | ZONING CASE # Z2017116 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride (to amend the site plan) on Lot 8, Block 25, NCB 19219, located at 22139 US Hwy 281 North. Staff recommends Approval. Zoning Commission recommendation pending the April 18, 2017 hearing. | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | 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 | | | | |

Z2017116



LEGAL: LOT 8, BLOCK 25, NCB 19219
 ZONING: C-3 ERZD
 EX USE: VACANT
 PROP USE: PUBLIC TRANSIT PARK & RIDE
 OWNERSHIP: VIA METROPOLITAN TRANSIT
 VOLUME: 9663, PG 142
 SETBACKS: PER TABLE 310-1 OF UDC
 FRONT- N/A (SEE PLAT)
 SIDE - N/A FOR ADJACENT ZONING C-3 (PER NOTE 2)
 REAR - SIDE - N/A FOR ADJACENT ZONING C-3 (PER NOTE 2)
 BUFFERS: PER TABLE 510-1 OF UDC
 NO BUFFER REQUIRED C-3 ZONING TO C-3 ZONING
 PARKING: 387 PROPOSED
 TYP. 9'X 18'



IMPERVIOUS COVER TABLE

| | |
|--------------------|------------|
| SITE AREA | 282,740 SF |
| PARKING GARAGE | 49,654 SF |
| BUS RAMP | 18,973 SF |
| BRIDGE | 2,708 SF |
| CANOPY | 4,586 SF |
| DRIVE AREA | 54,386 SF |
| SIDE WALK | 3,795 SF |
| TOTAL IMPERVIOUS | 153,075 SF |
| PERCENT IMPERVIOUS | 54% |

CITY REQUIRED NOTE:
 VIA METROPOLITAN TRANSIT, THE PROPERTY OWNER, ACKNOWLEDGES 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 THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CITY OF SAN ANTONIO ZONING PERMITTING REVIEW ONLY BY VIA METROPOLITAN TRANSIT UNDER THE AUTHORITY OF DAVID BOMERSBACH, AIA NO. 9708 ON THE 10TH DAY OF MARCH, 2017. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTION.

EXHIBIT "A"

VIA STONE OAK PARK AND RIDE
 SITE PLAN FOR
 CITY ZONING SPECIFIC USE AUTHORIZATION

VIA METROPOLITAN TRANSIT
 P.O. BOX 12489, 800 WEST MYRTLE
 SAN ANTONIO, TEXAS 78212