

AN ORDINANCE 2018-02-15-0133

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 and Lot 9, Block 1, NCB 14154 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Reception Hall.

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

- A. No outside amplifications systems.
- B. No outside music or outdoor activities.
- C. No freestanding signage allowed on site.
- D. The premises and parking lot will have working security lighting that is adequately maintained.

E. The property owner will provide and maintain solid screen fencing between their business site and all immediately adjacent residential properties.

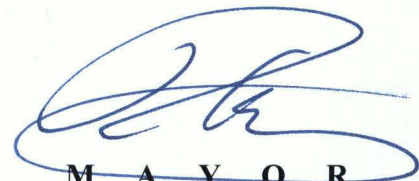
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 February 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.




M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

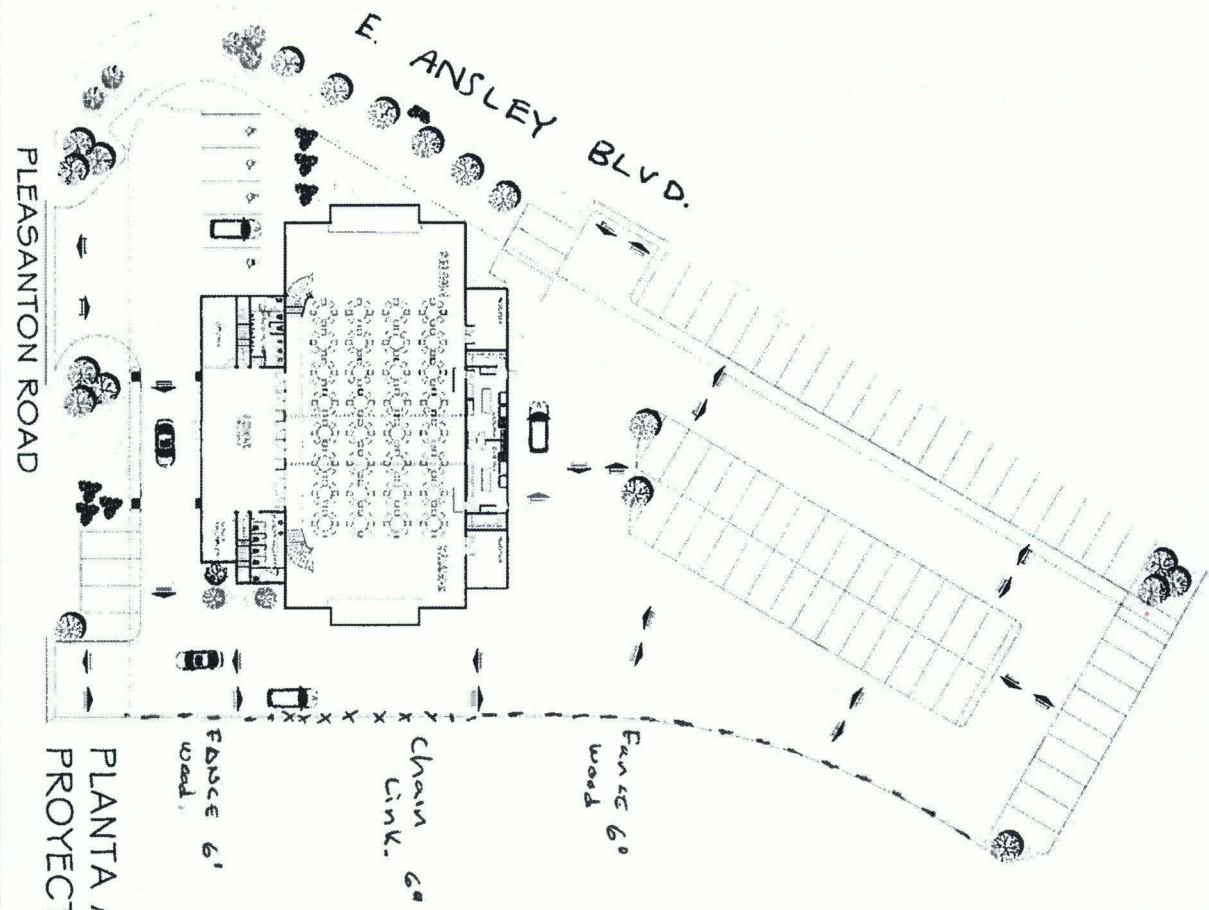
APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-14						
Date:	02/15/2018						
Time:	02:28:21 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018006 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Reception Hall on Lot 8 and Lot 9, Block 1, NCB 14154, located at 391 and 361 East Ansley Street. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from January 18, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			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				

Z 2018 0010



PLANTA ARQUITECTONICA
PROYECTO PRELIMINAR

The Following statement I José Alberto Lopez Macha do the property owner acknowledge that site plan submitted for the propose of rezoning this property is in accordance with all applicable provisions of the United Development Code. Additionally, I understand that City Council approval of 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.

<p>A-002</p> <p>11/08/2017</p>	<p>SITE PLAN</p> <p>ADDRESS : PLEASANTON RD & E ANSLEY ST. SAN ANTONIO, TX 78221</p>	<p>Exhibit "A"</p>	
	<p>PROYECTO PRELIMINAR</p>		