

AN ORDINANCE 2014-12-04-0980

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 12 NCB 10613 and the south 80 feet of the west 50 feet of Lot 13, NCB 10613 from "R-5" Residential Single-Family District to "C-3 CD" General Commercial District with a Conditional Use for Warehousing.

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 approves this Conditional Use 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.


SG/cla
12/04/2014
Z-5

CASE NO. Z2014245 CD

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 December 14, 2014.

PASSED AND APPROVED this 4th day of December 2014.



M A Y O R
Ivy R. Taylor

ATTEST:



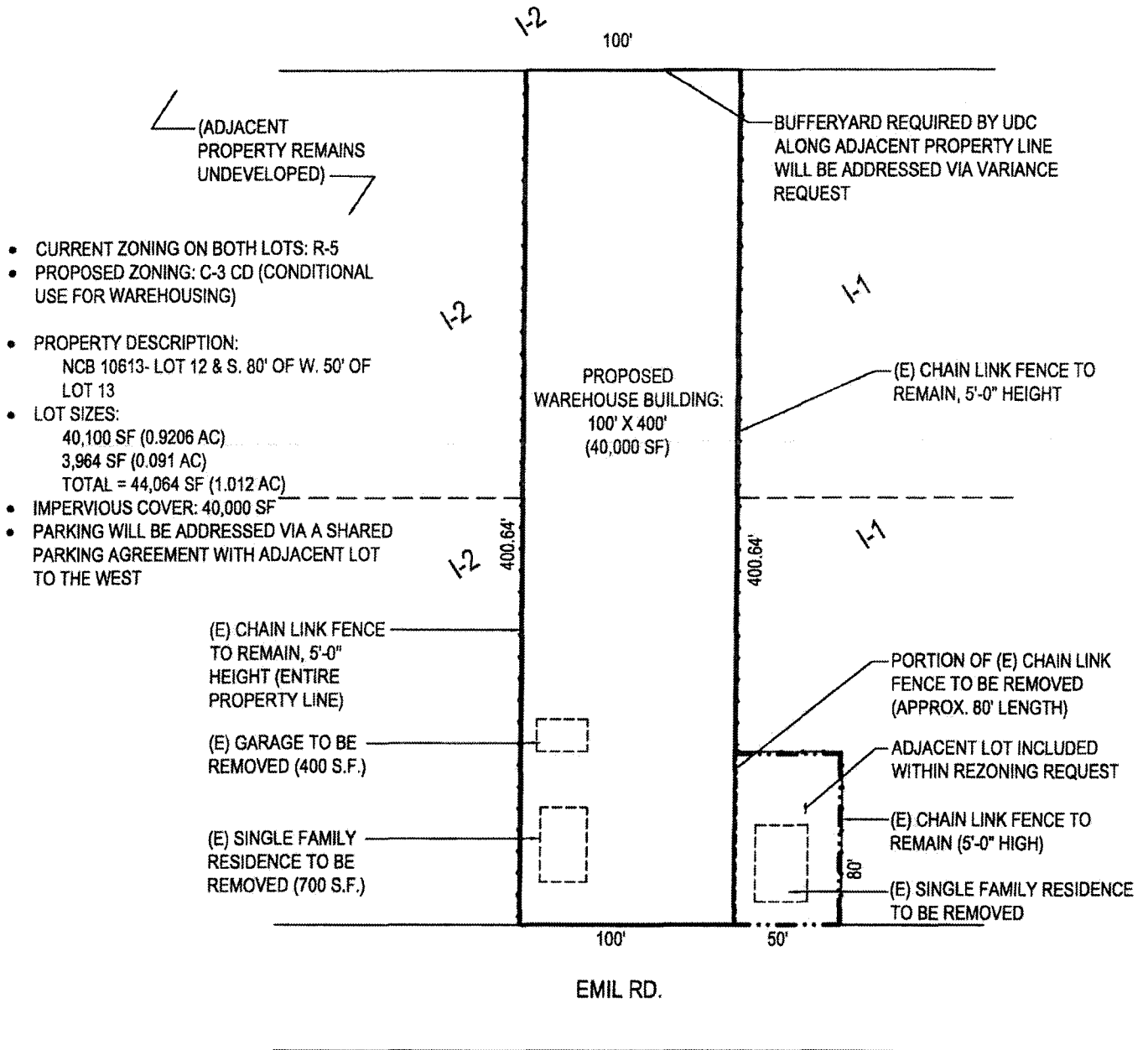
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Martha G. Sepeda, Acting City Attorney

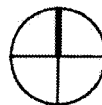
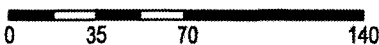
Agenda Item:	Z-5 (in consent vote: P-1, Z-1, Z-2, P-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, P-5, Z-19, Z-21, Z-24)						
Date:	12/04/2014						
Time:	02:05:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014245 CD (District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-3 CD" General Commercial District with a Conditional Use for Warehousing on 1.0116 acres out of Lot 12 and portions of Lot 13, NCB 10613 located at 4531 and 4539 Emil. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
	District 1	x					
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				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				
Michael Gallagher	District 10		x				



- CURRENT ZONING ON BOTH LOTS: R-5
- PROPOSED ZONING: C-3 CD (CONDITIONAL USE FOR WAREHOUSING)
- PROPERTY DESCRIPTION:
NCB 10613- LOT 12 & S. 80' OF W. 50' OF LOT 13
- LOT SIZES:
40,100 SF (0.9206 AC)
3,964 SF (0.091 AC)
TOTAL = 44,064 SF (1.012 AC)
- IMPERVIOUS COVER: 40,000 SF
- PARKING WILL BE ADDRESSED VIA A SHARED PARKING AGREEMENT WITH ADJACENT LOT TO THE WEST

**SITE PLAN:
REZONING FOR 4531 & 4539 EMIL**

SCALE: 1" = 70'



I, JOHNNY SILVA, 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.