

AN ORDINANCE 2016-06-16-0487

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 A, NCB 9505 from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home.

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.

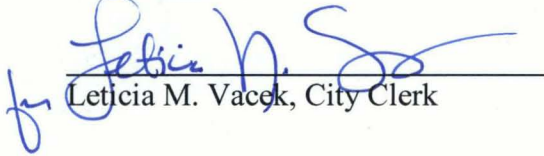
SECTION 6. This ordinance shall become effective June 26, 2016.

PASSED AND APPROVED this 16th day of June 2016.



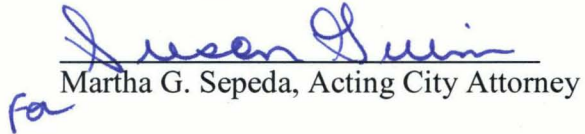
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-1 (in consent vote: 39, 40, P-1, Z-1, Z-2, Z-3, Z-4, P-4, Z-8, Z-9)						
Date:	06/16/2016						
Time:	02:08:17 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016144 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home on Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment 16042)						
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			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				
Michael Gallagher	District 10		x				



LOCATION MAP
SCALE: NTS

LEGAL DESCRIPTION

0.83 ACRES
LOT A, BLOCK E, N.C.S. 9695
KELLY BUDZYSKI UNIT 3
VOL. 3338, PLS. 2, D.P.M.

AREA TABULATIONS

OVERALL SITE	24,616	S.F.
BUILDING AREA	6,288	S.F.
CONCRETE AREA	746	S.F.
ASPHALT AREA	19,966	S.F.
TOTAL IMPERVIOUS	18,020	S.F.
PERCENT IMPERVIOUS	73%	
ROOF OVERHANG	8,733	S.F.

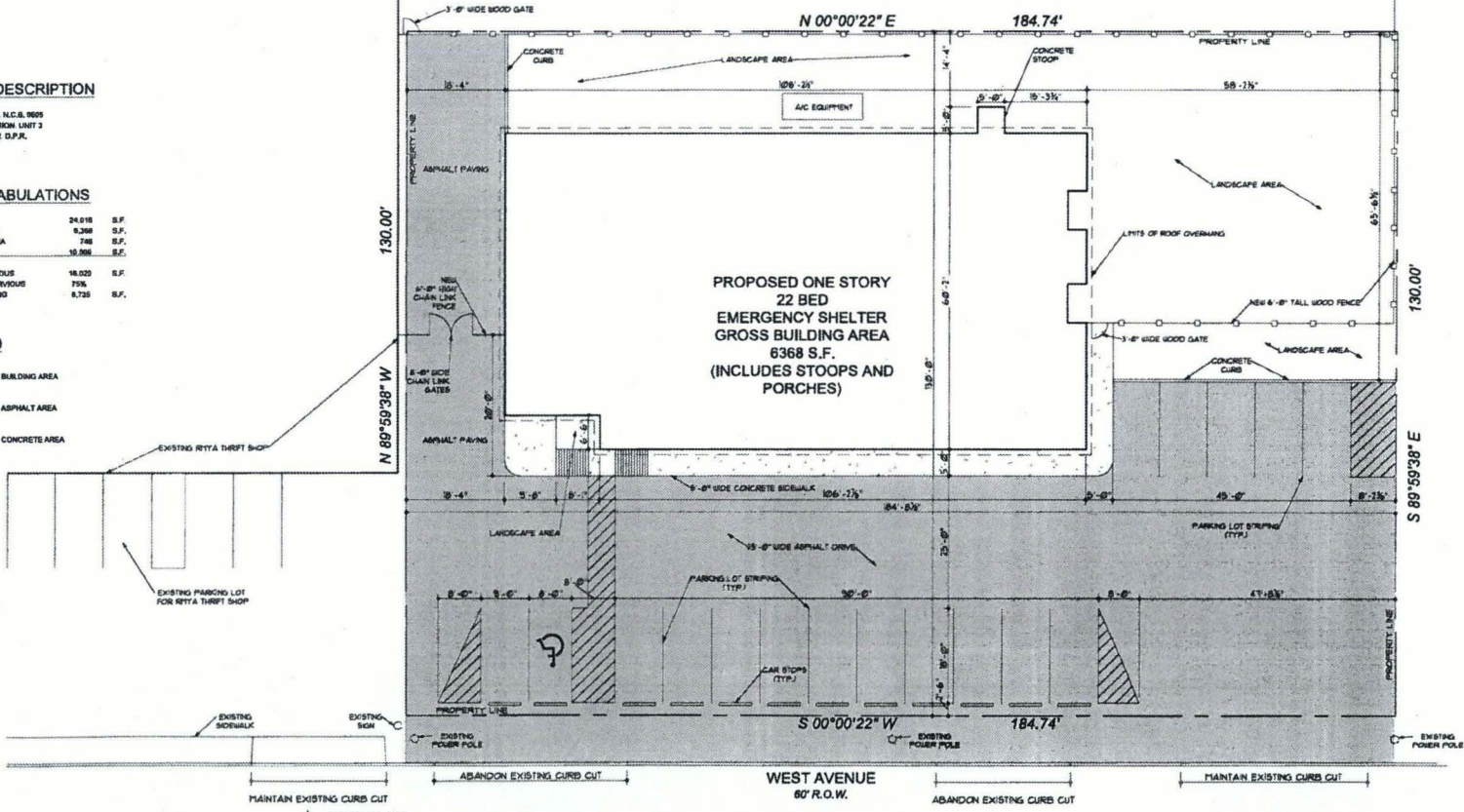
LEGEND

	BUILDING AREA
	ASPHALT AREA
	CONCRETE AREA

Z2016144

PARKING TABLE	
BUILDING FLOOR AREA	6368 S.F.
REGULAR MINIMUM REQUIRED PARKING	17 @ 1 PER 375 S.F.
MAXIMUM REQUIRED PARKING	25 @ 1.5 PER 375 S.F.
PROPOSED PARKING	17
HANDICAPPED (ADA) REQUIRED H.C. PARKING	1 (1 REGULAR + 1 VAN)
TOTAL PROPOSED H.C. PARKING	1 (1 REGULAR + 1 VAN)

I, WEST AVENUE REVOCCABLE TRUST DOY ROY MAAS YOUTH ALTERNATIVES, INC., ITS TRUSTEE (BY: BELL WILKINSON, CEO OF ROY MAAS YOUTH ALTERNATIVES, INC.), THE PROPERTY OWNER ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECORDING 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 RECORDING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



SITE PLAN
SCALE: 1" = 10'-0"



NEW EMERGENCY SHELTER FOR ROY MAAS YOUTH ALTERNATIVES, INC.
3103 WEST AVENUE
SAN ANTONIO, TEXAS 78213

MORKOVSKY + ASSOCIATES, INC.
ARCHITECT - PLANNER - CONSULTANT
SAN ANTONIO, TEXAS
MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

PROJECT NUMBER	16-007
DATE	04-14
REVISION	
SHEET NUMBER	A 0.1

Attachment A